



Baldwin County Planning & Zoning Commission Agenda

Thursday, October 3, 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:**
 - September 5, 2024, Work Session Minutes
 - September 5, 2024, Meeting Minutes
6. **Announcements/Registration to address the Commission.**

7. Proposed Consent Agenda Items

a.) CSP24-27, Dollar General Store

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 the construction of a Dollar General retail store.

Location: Subject property is located on the southeast corner of County Road 32 and County Road 87 intersection.

b.) CSP24-33, Southern Lawn

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 the construction of a 3050 sq ft office/warehouse facility for Southern Lawn.

Location: Subject property is located north of Glover Lane and east of Friendship Road.

c.) SC24-31, Resub Lot 3 Pearson Family Division

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

Purpose: The applicant is requesting Preliminary & Final Plat (concurrent) approval for a 2-lot subdivision.

Location: Subject property is located on the south side of North Blvd approximately 0.3 miles east of County Road 49 in Silverhill.

d.) SC24-33, Lindgerg Estates

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

Purpose: The applicant is requesting Preliminary & Final Plat (concurrent) approval for a 2-lot subdivision.

Location: Subject property is located north of Old Weekley Road and west of Phillipsville Road.

e.) SC24-41, Resub Lot 1 Defilippi

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

Purpose: The applicant is requesting Preliminary & Final Plat (concurrent) approval for a 2-lot subdivision.

Location: Subject property is located on the west side of Friendship Road approximately 0.05 miles south of County Road 64 in Daphne.

f.) SPP24-16, The Fleet Subdivision

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

Purpose: The applicant is requesting Preliminary Plat approval for a 11-lot subdivision.

Location: Subject properties are located east of County Road 86 and south of Hurricane Road.

8. Consideration of Applications and Requests: Old Business

a.) CSP24-12, Smeraglia Dog Kennels

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 dog kennel.

Location: Subject property is located east of the Baldwin Beach Express and north of Farmers Lane in the Robertsedale area.

**9. Consideration of Applications and Requests: Highway Construction
Setback Appeals**

None.

10. Consideration of Applications and Requests: Rezoning Cases

a.) Z24-18, Bengtson Property / Z24-28, Childress Property / PRD24-05, Cambridge Subdivision

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

Purpose: The applicant is requesting to rezone 21 +/- acres from Rural Agricultural (RA) to Residential Single Family (RSF-3); to also rezone 152 +/- acres from Rural Agricultural (RA) and General Business (B-3) to Residential Single Family (RSF-2) and approval for a 445-unit Planned Residential Development, Cambridge Subdivision.

Location: Subject properties are located at the intersection of County Road 54 and County Road 55 in the Robertsdale area.

b.) Z24-37, Keifer Property

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

Purpose: The applicant is requesting to rezone 11.6 +/- acres from Rural Agricultural (RA) to Residential Single Family (RSF-1).

Location: Subject property is located west of County Road 91, north of US Hwy 98.

c.) Z24-38, Dukes Property

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

Purpose: The applicant is requesting to rezone 2.46 +/- acres from Neighborhood Business (B-2) to General Business (B-3).

Location: Subject property is located south of County Road 64, east of Austin Road.

d.) Z24-39, Buckley Property

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

Purpose: The applicant is requesting to rezone 7.3 +/- acres from Rural Agricultural (RA) to Residential Single Family (RSF-1).

Location: Subject property is located south of Gayfer Road Ext and west of Liberty Lane.

e.) Z24-40, Hamm Enterprises LTD Property

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

Purpose: The applicant is requesting to rezone 22.87 +/- acres from Rural Agricultural (RA) to Residential Single Family (RSF-3).

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

11. Consideration of Applications and Requests: Subdivision Cases

a.) PUD24-04 / CSP24-32, Candieland RV Park

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

Purpose: The applicant is requesting Final Site Plan approval and Commission Site Plan approval for a 14-unit RV Park.

Location: Subject properties are located south of County Road 12 S and east of Norris Lane.

b.) SPP24-17, 8 Mile Creek Estates Subdivision

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

Purpose: The applicant is requesting Preliminary Plat approval for a16-lot subdivision.

Location: Subject properties are located on the west side of County Road 64 Ext at Griggers Road and north approximately 0.5 miles in the Wilcox community.

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

None.

13. New Business: None

14. Public Comments: None

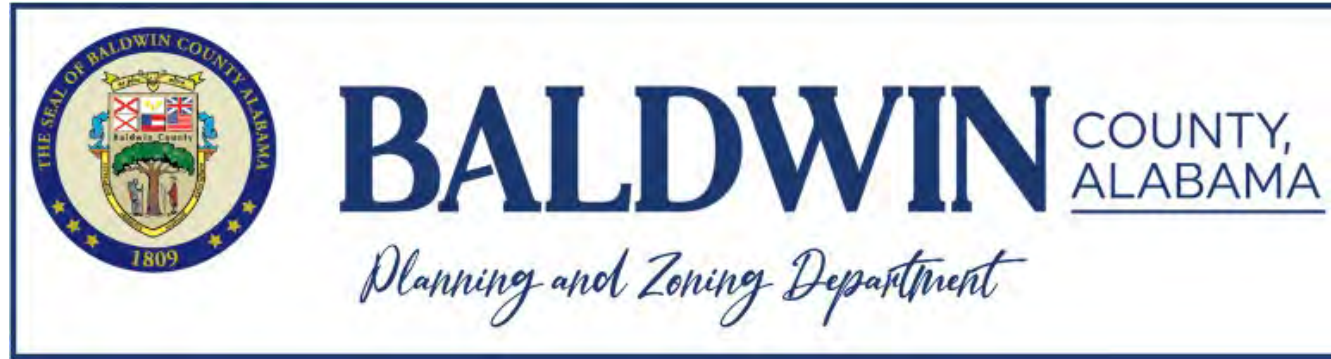
15. Reports and Announcements:

Staff Reports: None

Legal Counsel Report: None

Next Regular Meeting: ***November 7, 2024***

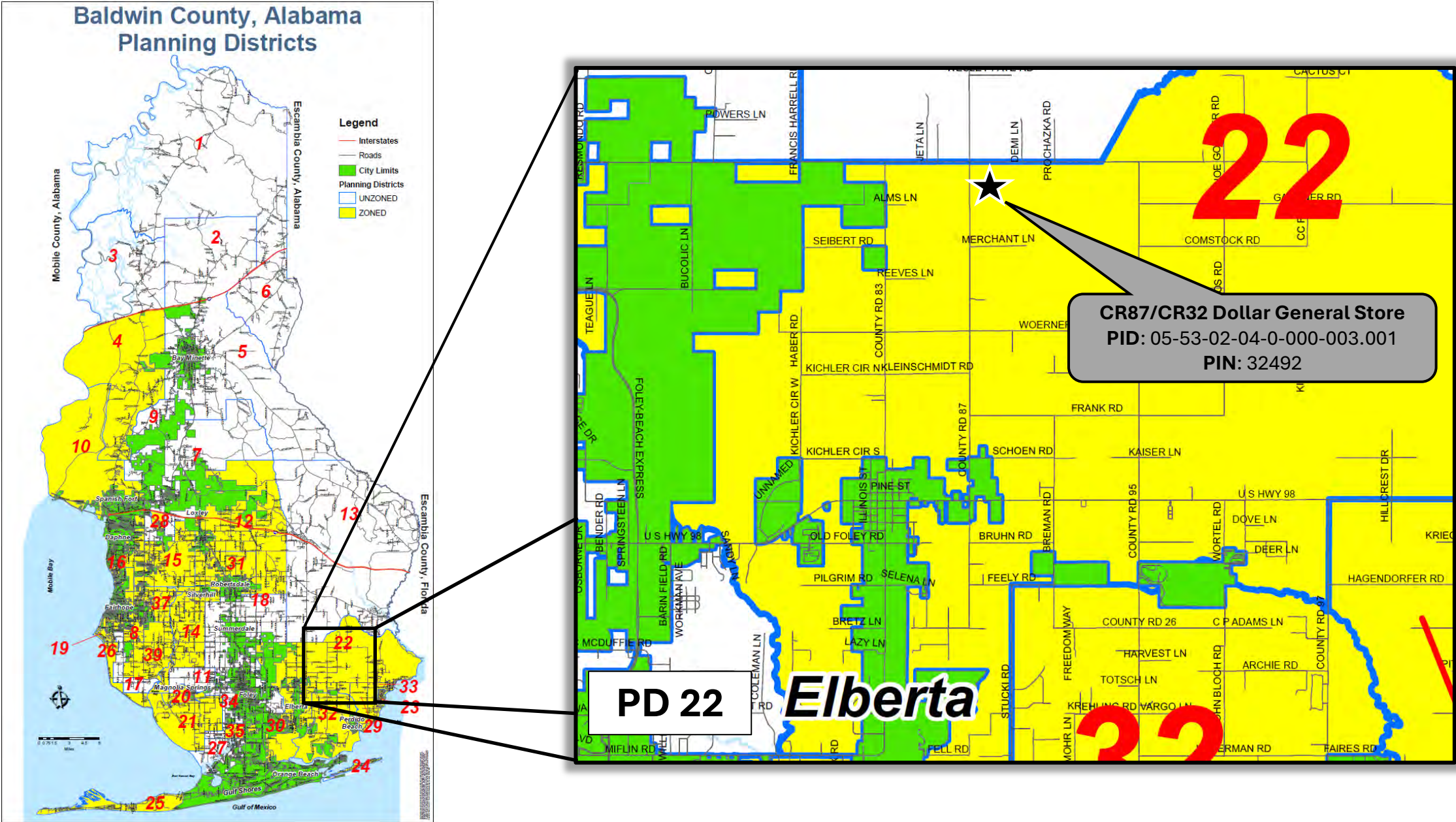
16. Adjournment.



Case No./Project Name: CSP24-27, Dollar General Store-COMMISSION SITE PLAN (CSP) APPROVAL (Agenda Item 7a.)
Meeting Date: October 3, 2024
Applicant: The Broadway Group LLC, Deanna Hyche Development Manager
Owner: Robert Vaughan
Request: CSP approval for Dollar General retail store
Staff Determination: Staff finds the application consistent with the Baldwin County Zoning Ordinance and recommends APPROVAL.
Staff Lead: Crystal Bates

To view maps/plats in higher resolution, please visit the Upcoming Items” Planning and Zoning webpage:
<https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>

Attachment 1: County Planning District Map



Subject Property Information

Planning District: 22

Zoned: B2, Neighborhood Business District

Location: Subject property is located southeast corner of County Road 32 and County Road 87 intersection.

Current Use: Vacant

Acreage: 2.52 ± acres

Physical Address: County Road 32

Roads: County Road 32 and County Road 87 is a paved, County-maintained road

Applicants request: Dollar General Store

Parcel ID #: 05-53-02-04-0-000-003.001

PIN: 32492

Future Land Use (See Attachments):

- 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.

Zoning Use Table

	RR	RA	CR	BCZ	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 ≤4000sf	LB >4000sf	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
Department store	C																	P	P								P	P
Discount/variety store (exceeding 8,000 square feet)	C																C	P	P								P	P
Drug store (exceeding 8,000 square feet)	C																C	P	P								P	P



Subject Property
PIN: 32492



FOR SALE
Herrington
Realty, Inc.
251-510-2277
www.herringtonrealty.com

**PUBLIC HEARING
PROPOSED
FOR THIS PROPERTY**
Case Number
CSP24-000027
Baldwin County Planning
and Zoning Department
For more information,
please scan the QR
code, call, or email
(251) 580-1655
planning@baldwincountypal.gov



Sep 10, 2024 10:15:15 AM
136° SE



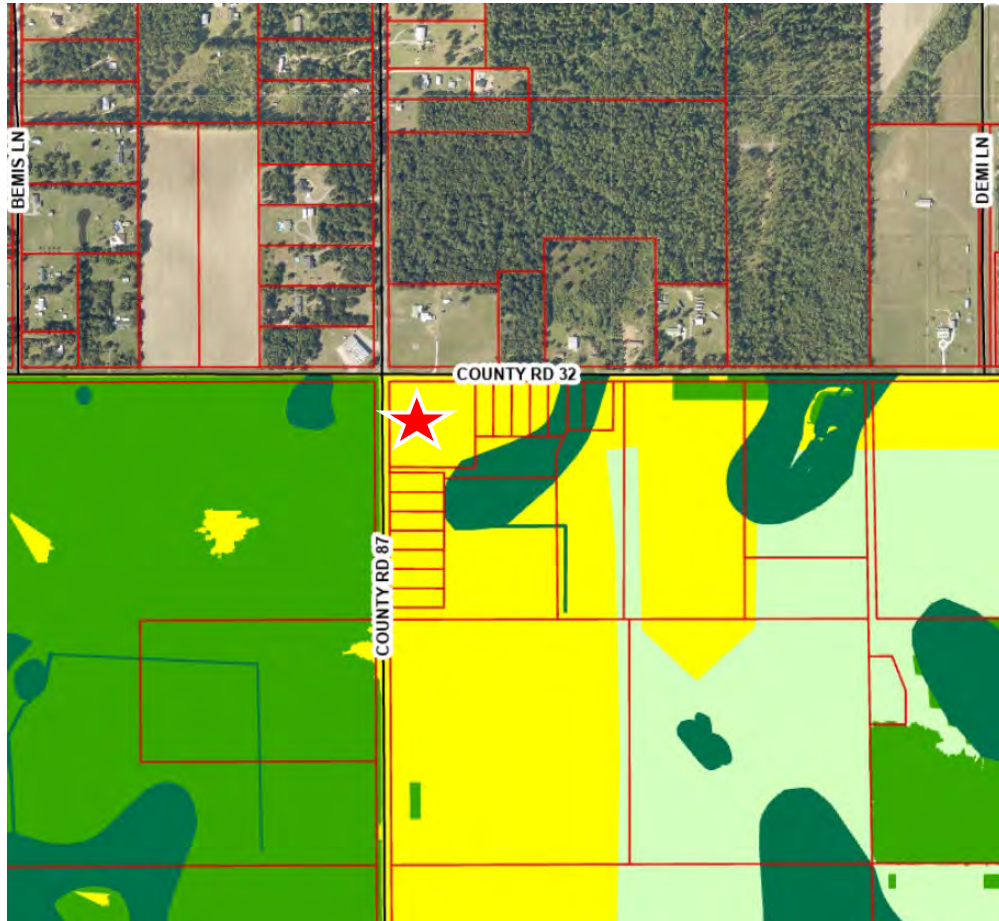
ANALYSIS:

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.

- 1) **The proposed use and accompanying site plan conform to the requirements of the Zoning Ordinance.** The proposed site plan for the Dollar General Store totaling 12,480 square feet conforms to the requirements of the zoning ordinance.
- 2) **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 2023 Baldwin County Master Plan indicates a future land use for the subject property of **Moderate Development Potential** and **Conservation Development Potential**. 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. 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. The development pattern of the area shows large, single-family lots and a Neighborhood Center node located less than two (2) miles from the property. Therefore, it can be concluded that the grooming/boarding facility complies with the Master Plan.

- 3) **The proposed use shall be consistent with the community welfare and not detract from the public’s convenience at the specific location.** The subject property corners County Road 87 and County Road 32 and is surrounded by agricultural and residential property. County Road 87 is a Major Collector, which connects local roads and streets with arterials, balancing mobility with land access. Staff believes that the use is consistent with the community welfare and should not detract from the public’s convenience at this location.
- 4) **The proposed use shall not unduly decrease the value of neighboring property.** Staff is unaware if the existing use will unduly decrease the value of the neighboring property. Before and after appraisals would be needed to determine the effect on values of neighboring property.
- 5) **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 agricultural and residential. The proposed retail store will be surrounded by landscape buffering along the perimeter of the site to assist in visual impact and noise reduction. Therefore, the use is not expected to impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses.

Future Land Use Map



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

NODE TYPES

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

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

Future Land Use Map

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

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

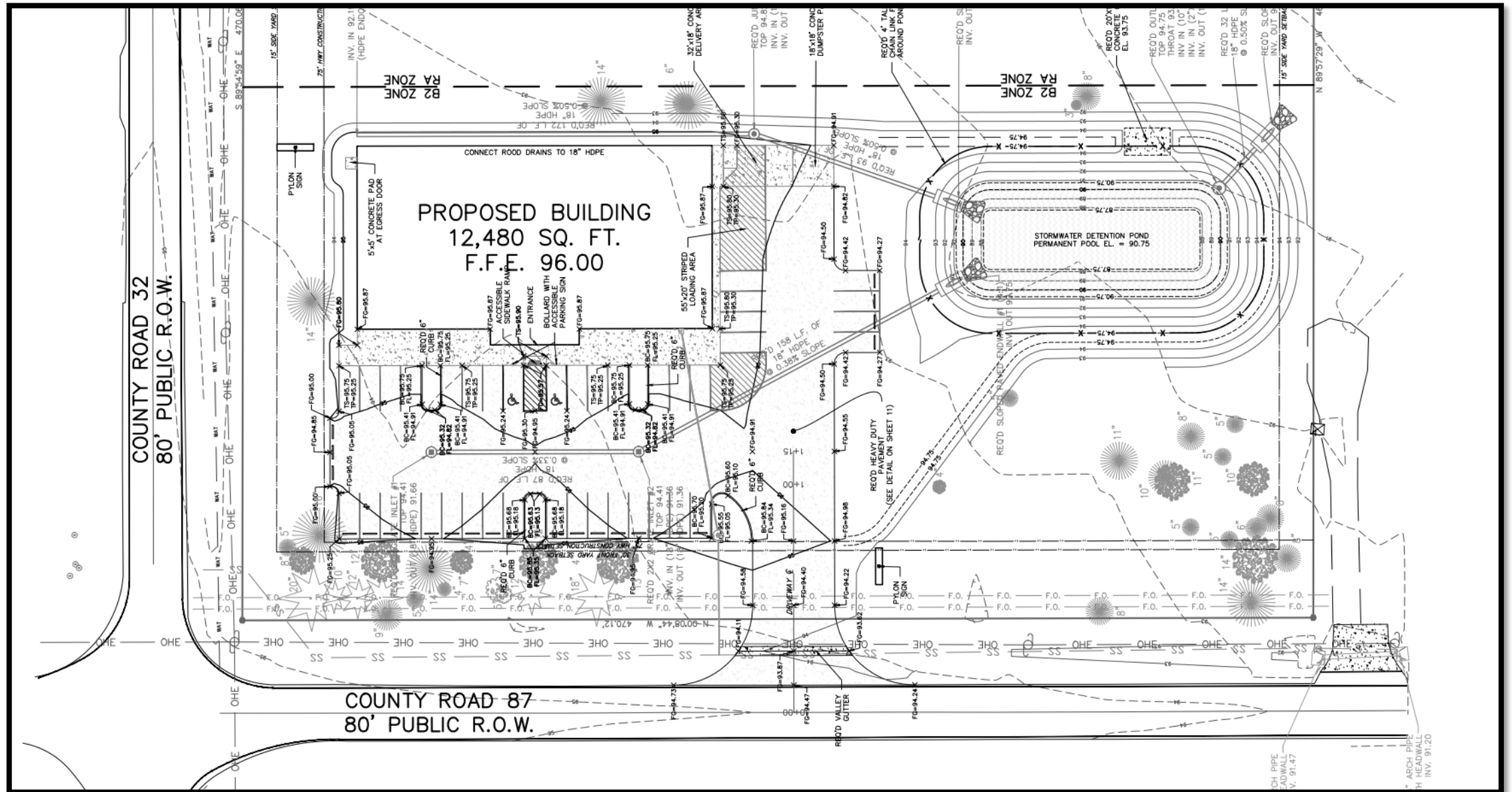
MID-DENSITY DEVELOPMENT POTENTIAL

- New Urban Communities
- Village Center/Node

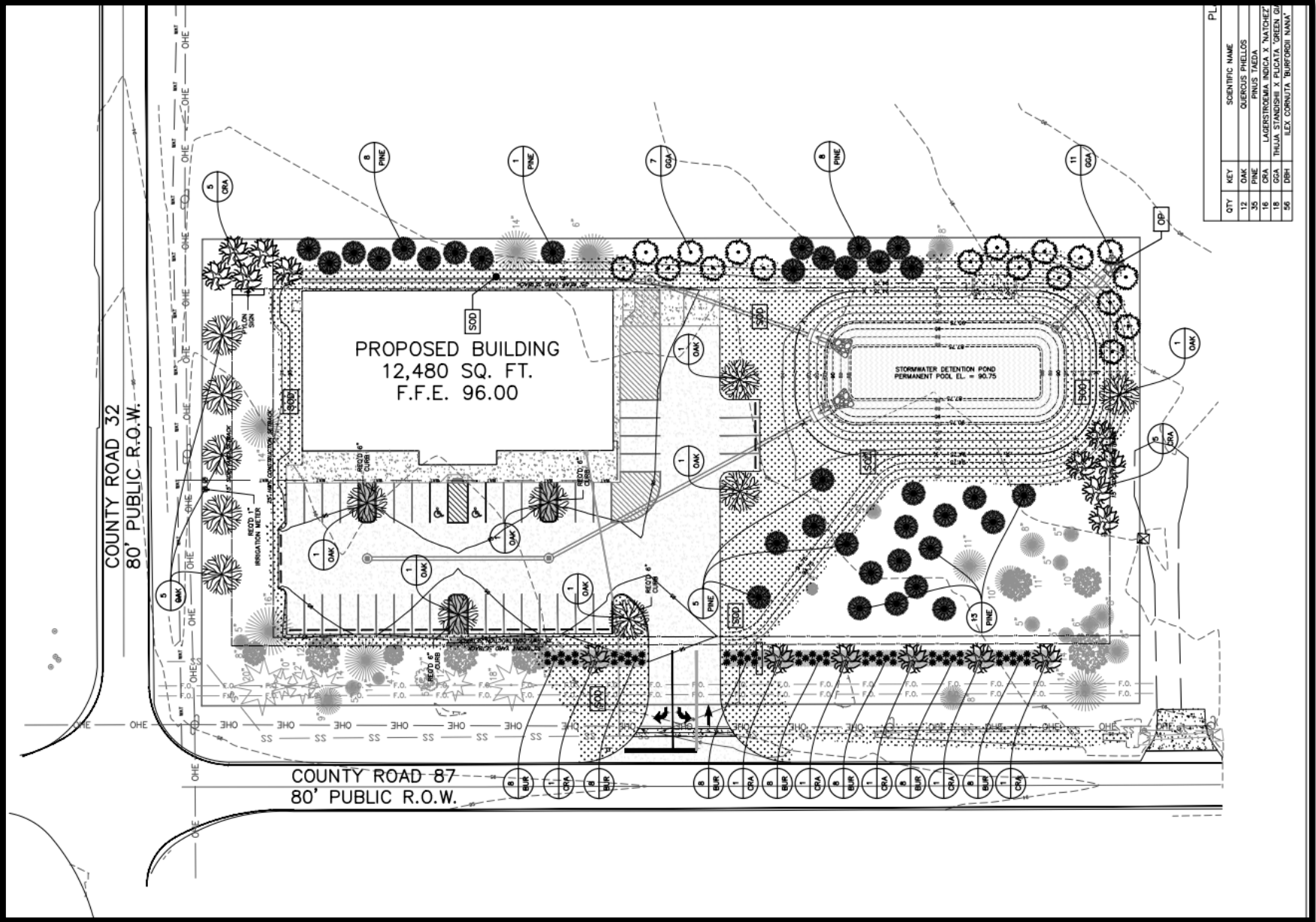
HIGH-DENSITY DEVELOPMENT POTENTIAL

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

Site Plan



Landscape Plan



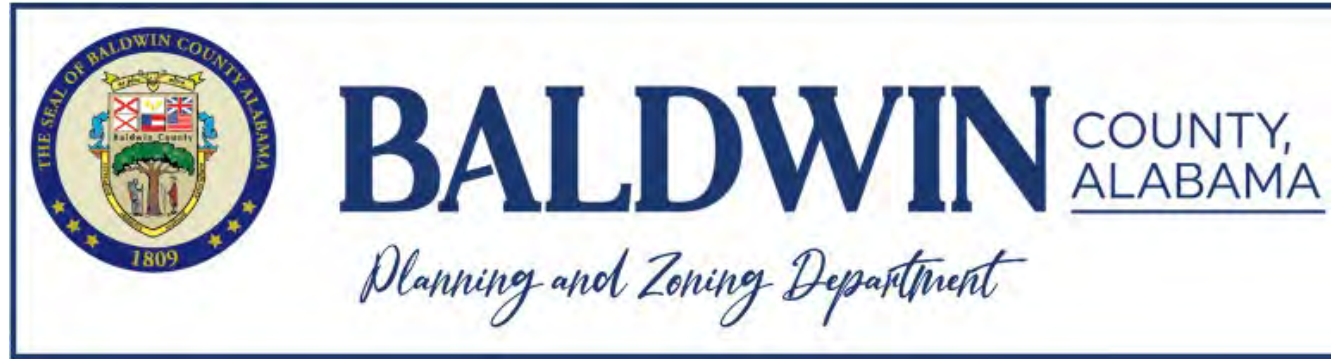
LEGEND	
PROPOSED TREES	
	WILLOW OAK
	LOBLOLLY PINE
	GREEN GIANT ARBORVITAE
	NATCHEZ CRAPE MYRTLE
SHRUBS	
	DWARF BURFORD HOLLY
GROUND COVER	
	SOD
	MULCH

LANDSCAPE REQUIREMENTS	
REPLACEMENT TREES: 1 TREE 6' TALL & 1 IN. DIAMETER FOR EACH TREE 3 IN. DIA. REMOVED	
REMOVED TREES:	81
PROVIDED TREES:	81
MAJOR COLLECTOR BUFFER STRIP:	
ADJACENT TO C.R. 87 & C.R. 32; 10' WIDTH; PLANTED WITH TREES & SHRUBS	
REQUIRED TREES:	N/A
PROVIDED TREES:	11
REQUIRED SHRUBS:	N/A
PROVIDED SHRUBS:	56
PERIMETER PARKING: 5' MIN. WIDTH; APPROX. 1 TREE PER 6 PARKING STALLS	
REQ'D TREES: 40 STALLS/6 = 6.7 (MET BY EXISTING TREES)	
INTERIOR PARKING: 1 SHADE TREE PER EACH ISLAND	
REQ'D TREES:	6
PROVIDED TREES:	6
BUFFER: 25' WIDE PLANTED BUFFER BETWEEN B2 & RA	
REQ'D TREES:	N/A
PROVIDED TREES:	18 of 177 46

Staff recommends that case number CSP24-27, CR32/CR87 General Dollar Store be APPROVED with the following standard conditions and memorialized provisions:

1. A Commercial Turnout Permit CTP 24-41 has been submitted and its approval shall be required before issuance of the CSP approval letter.

Attachments Included: 1) County Planning District Map, 2) Site and Locator Map, 3) Future Land Use Map (FLUM), 4) Site Plan, 5) Landscape Plan



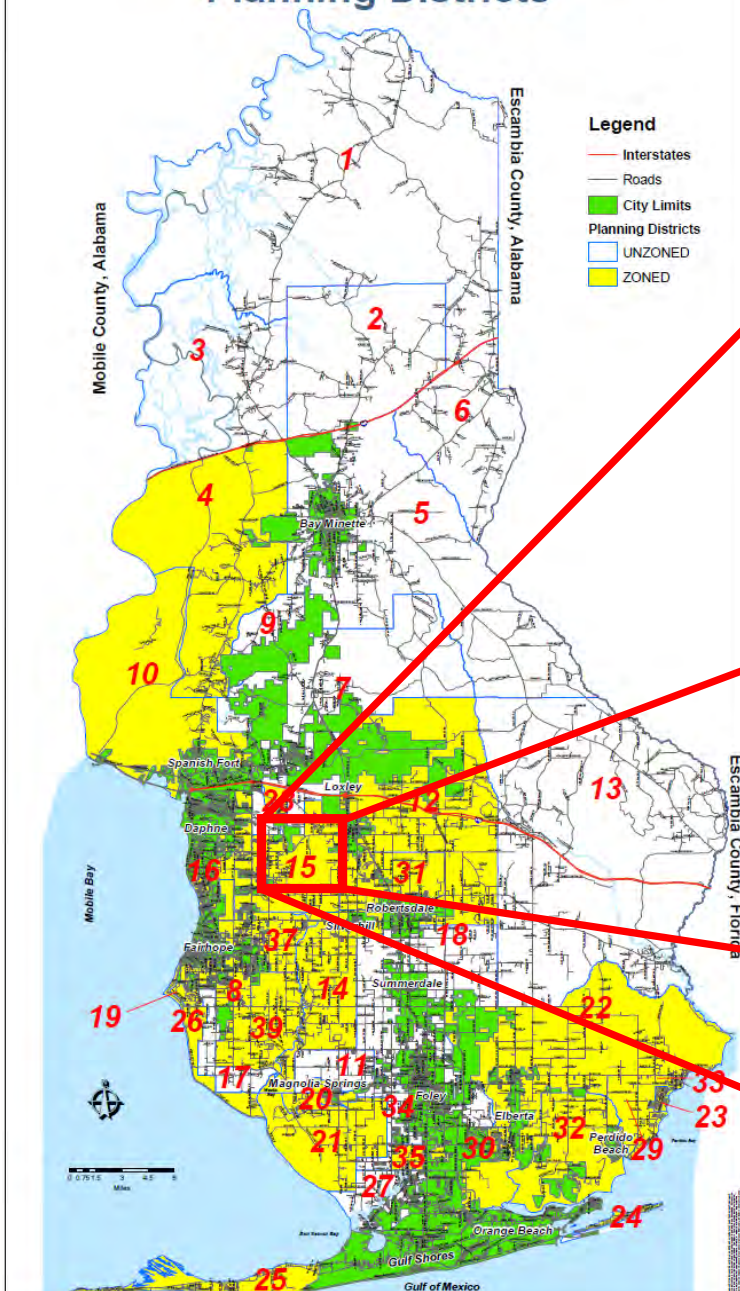
Case No./Name: CSP24-33 Southern Lawn – Commission Site Plan Approval (Agenda Item 7b.)
Meeting Date: October 3, 2024
Request: CSP Approval for a 3050-sf office/warehouse facility for Southern Lawn

Recommendation: Approval

Staff Lead: Calla McKenzie, Planning Technician II
Owner / Developer: Gilbert Lawn Services – Jeremy Gilbert
Applicant: Joseph Asarisi

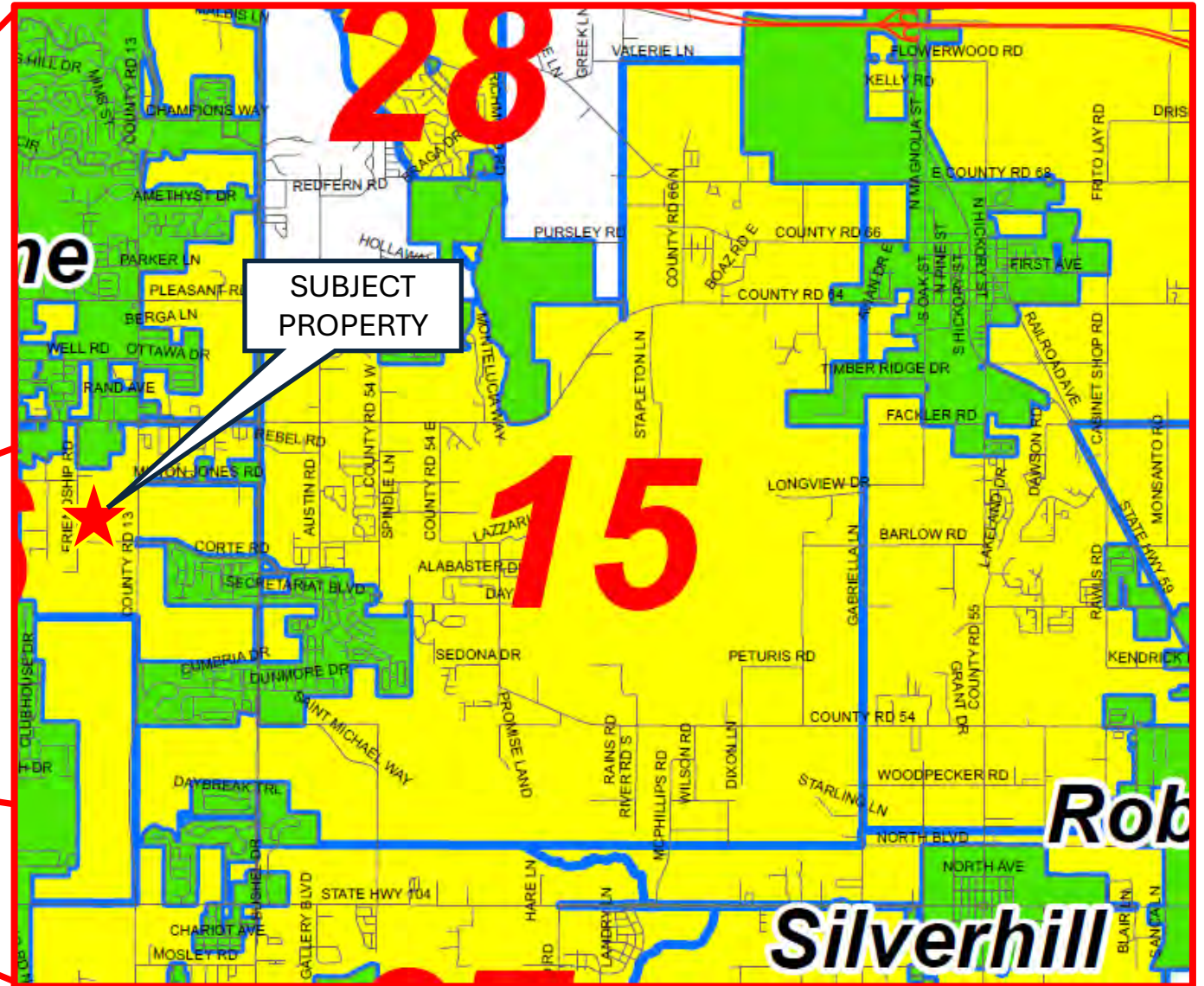
To view maps/plats in higher resolution and public comments received related to this case, please visit the “Upcoming Items” Planning and Zoning webpage : <https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>

Baldwin County, Alabama Planning Districts



Legend

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



Location: The subject property is located north of Glover Ln and east of Friendship Rd.

Planning District: 15

Zoning: B-3 General Business

Parcel#: 05-43-05-21-0-000-001.013

Total Acres: 1.28 +/- acres

Current Use: Commercial

PIN#: 250368

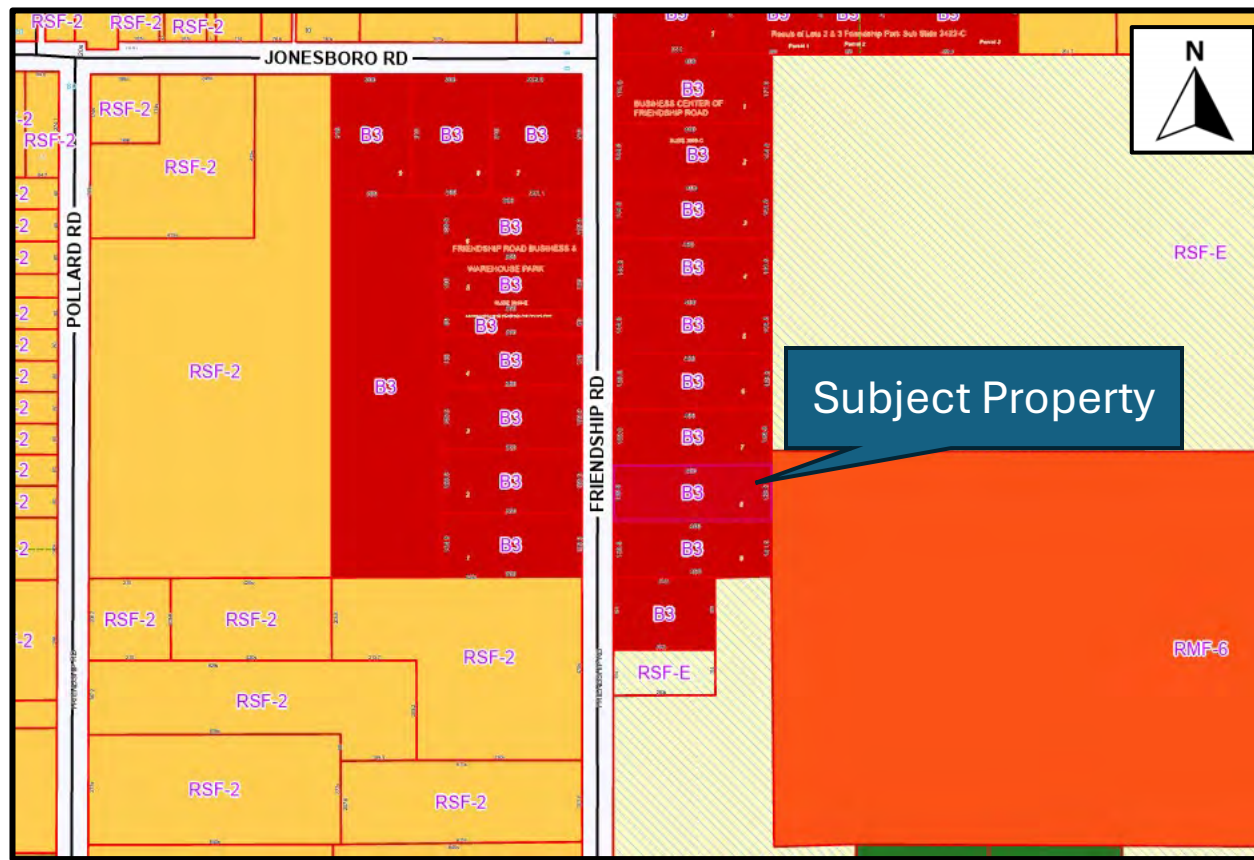
Applicant's Request: The applicant would like Commission Site Plan Approval for a 3050-sf office/warehouse facility.

Online Case File Number: The official case number for this application is CSP24-33, however, when searching the online CitizenServe database, please use CSP24-000033.

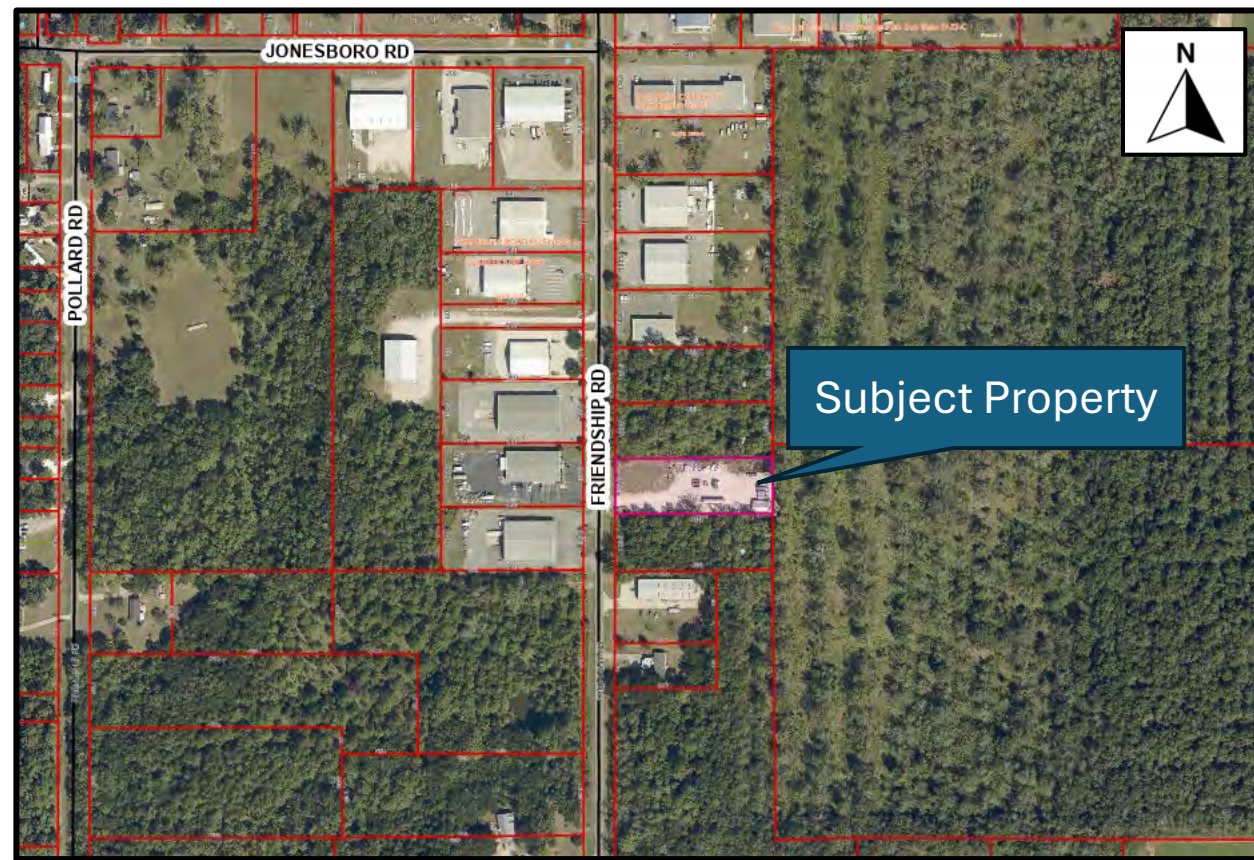
Agency Comments

- **USACE, James Buckelew**: Staff reached out on 9/11/2024 but received no comments.
- **ADEM, Scott Brown**: Staff reached out on 9/11/2024 but received no comments.
- **City of Daphne, Adrienne Jones**: Stated they have no issues with the proposal.
- **Subdivisions, Shawn Mitchell**:

Locator Map



Site Map



	Adjacent Zoning	Adjacent Land Use
North	B-3, General Business District	Vacant
South	B-3, General Business District	Vacant
East	RMF-6, Residential Multiple Family	Vacant
West	B-3, General Business District	Commercial



Adjoining Property to The North
PIN: 250367



Subject Property
PIN: 250368



Adjoining Property to The South
PIN: 250369



Property to The West
PIN: 241160

ANALYSIS:

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.

- 1) The proposed use and accompanying site plan conform to the requirements of the Zoning Ordinance.** The proposed 3050 square foot office/warehouse facility does conform to the requirements of the Zoning Ordinance and the submitted Site Plan meets the requirements for a CSP.

- 2) 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 has this property located within the Neighborhood Center Node. In this node some of the primary land uses as Small-scale shops, restaurants and local-serving businesses.



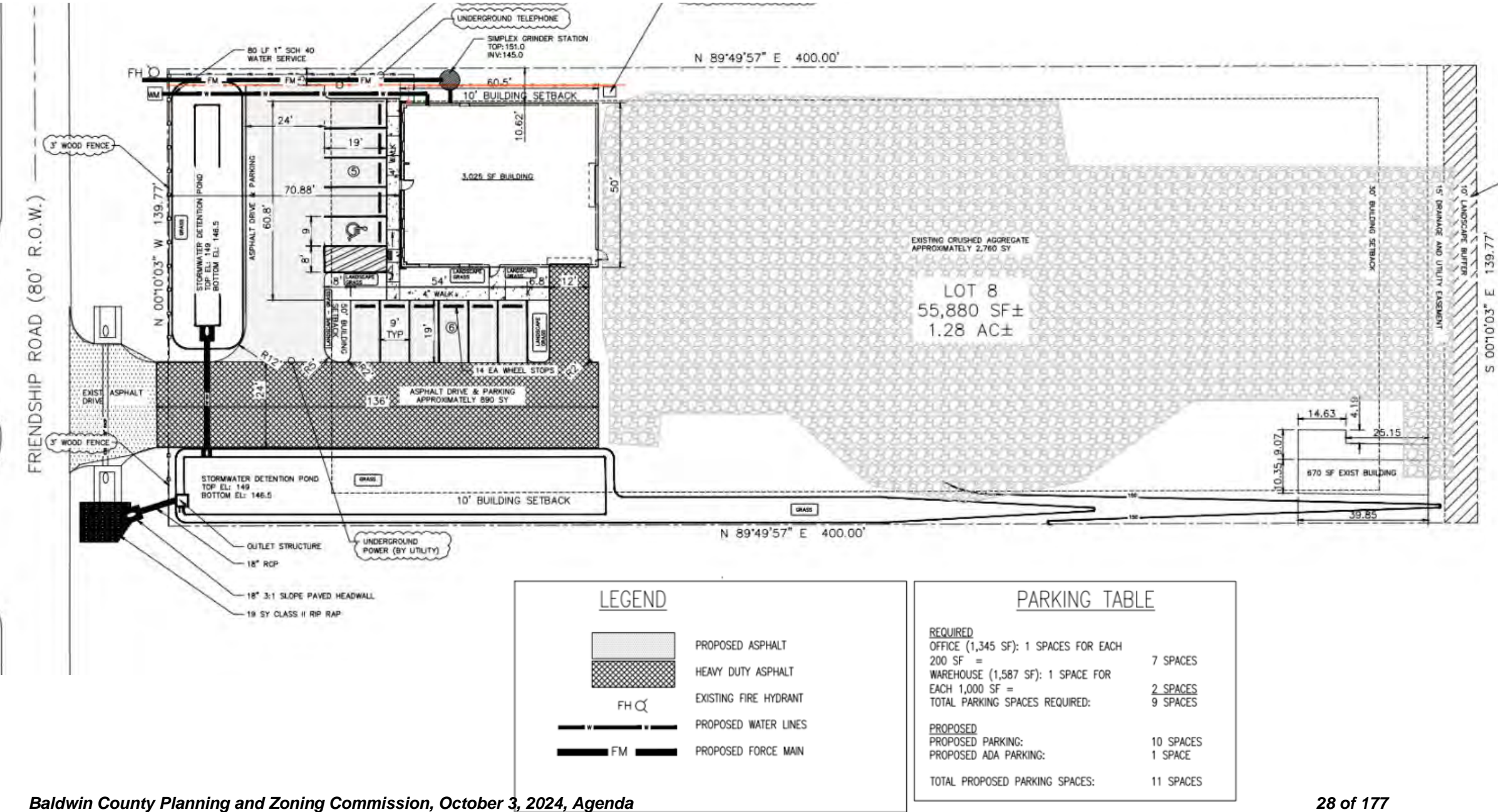
ANALYSIS:

- 3) The proposed use shall be consistent with the community welfare and not detract from the public's convenience at the specific location.** The use should not detract from the public's convenience at the planned location. The proposed use is permitted with in B-3 Zoning.
- 4) The proposed use shall not unduly decrease the value of neighboring property.** Staff is unaware if the proposed use will unduly decrease the value of the neighboring property. Before and after appraisals would be needed to determine the effect on values of neighboring property.
- 5) 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 commercial and vacant. The proposed building should not impose an excessive burden or have substantial negative impact on surrounding or adjacent uses.

Zoning Use Table

	RR	RA	CR	BCZ	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
Lawnmower sales and service	C																	P	P								P	P
Liquor store																	C	P	P								P	P
Miniature golf	C																	P	P								P	P
Mini-warehouse	C	C											C	C		C	C	P	P								P	P
Night club, bar, tavern	C																C	P	P					P		C	P	P
Nursery	P	P																P	P								P	P
Office equipment and supplies sales	C																C	P	P								P	P
Office Warehouse	C															C	C	P	P								P	P
Pawn shop	C																C	P	P								P	P
Pet shop	C																C	P	P								P	P
Plumbing shop	C																C	P	P								P	P
Printing and publishing establishment	C																	P	P								P	P
Racetrack																			C								C	C
Restaurant sales and supplies	C																	P	P								P	P

Site Plan



Drainage Narrative

PROJECT DESCRIPTION & DRAINAGE CALCULATIONS

FOR

SOUTHERN LAWN

**FRIENDSHIP ROAD
DAPHNE, ALABAMA**



ENGINEER'S CERTIFICATION

I, the undersigned, a Licensed Professional Engineer in the State of Alabama holding Certificate Number 16876, hereby certify that I have reviewed the design herein which was done under my direct control and supervision and that, to the best of my professional knowledge and to the best of my belief, conforms to the requirements of the City of Daphne, Alabama and to all other rules, regulations, laws and ordinances applicable to my design.

Joseph N. Asarisi, P.E.

**ACCEPTED BY BALDWIN COUNTY
Permit Engineer**

INTRODUCTION NARRATIVE

The owner proposes to construct a 3,025 square foot office/warehouse building on their lot located within Baldwin County, Alabama. The lot is 1.28-acre and is located on Friendship Road, Lot 8 Business Center in Daphne, Alabama.

The lot presently has approximately 0.72-acres of crushed aggregate and an existing 760 square foot building. The stormwater presently sheet flows to the south onto the adjacent property and eventually makes its way to the Friendship Road Right-Of-Way. There are two stormwater detention ponds proposed on the site. The ponds are connected by an 18-inch diameter pipe. One pond is in front of the proposed building and parallel with Friendship Road. The other pond is located on the south side of the lot and extends the length of the lot. The proposed design has stormwater runoff directed to the two ponds. The two ponds have the capacity to store a 2-year through 100-year 24-hour storm post development runoff and release at the 2-year through 100-year 24-hour pre-development runoff rates. The outlet structure is a concrete box with a weir and is located in the south pond. The bottom of the storm water detention storage is at elevation 146.5 and the top elevation is 149.

No downstream Drainage improvements are required due to this development.

A driveway turnout permit was previously permitted and constructed.

The disturbed area of the site is less than 1 acre (0.56 acres) and an ADEM NOI permit is not required.

SOUTHERN LAWN Post dev no bypass MSE 24-hr 6 1-Year Rainfall=5.07"
Prepared by ASARISI & ASSOCIATES Printed 8/12/2024
HydroCAD® 10.00-26 s/n 09680 © 2020 HydroCAD Software Solutions LLC Page 26

Summary for Subcatchment 3S: 1.28 ACRES POST-DEV SITE

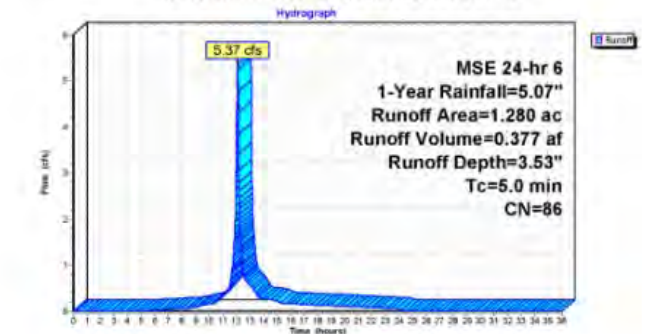
Runoff = 5.37 cfs @ 12.12 hrs, Volume= 0.377 af, Depth= 3.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
MSE 24-hr 6 1-Year Rainfall=5.07"

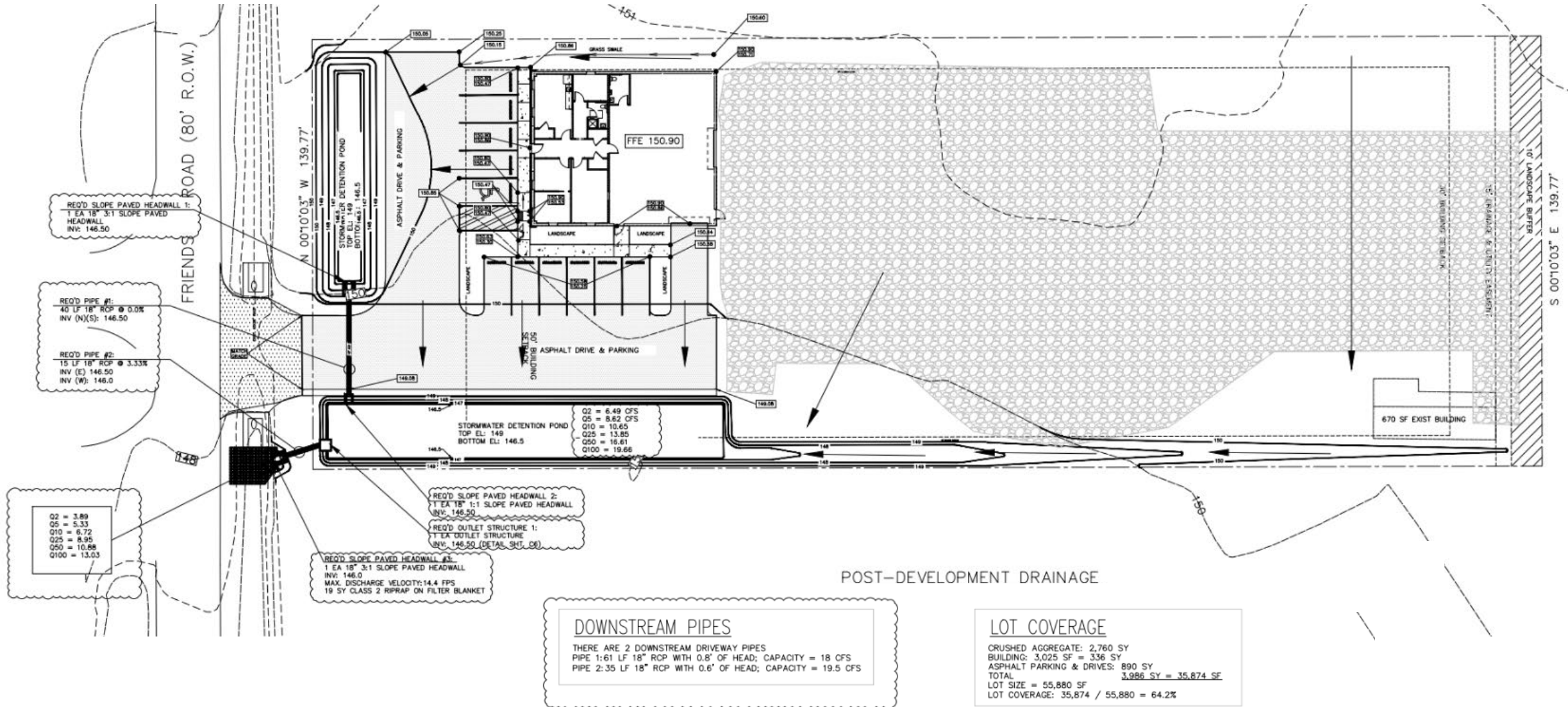
Area (ac)	CN	Description
0.380	61	>75% Grass cover, Good, HSG B
0.090	98	Unconnected roofs, HSG B
0.140	98	Paved parking, HSG B
0.070	98	Water Surface, HSG B
0.600	98	Gravel surface, HSG B
1.280	86	Weighted Average
0.960		76.56% Pervious Area
0.300		23.44% Impervious Area
0.090		30.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

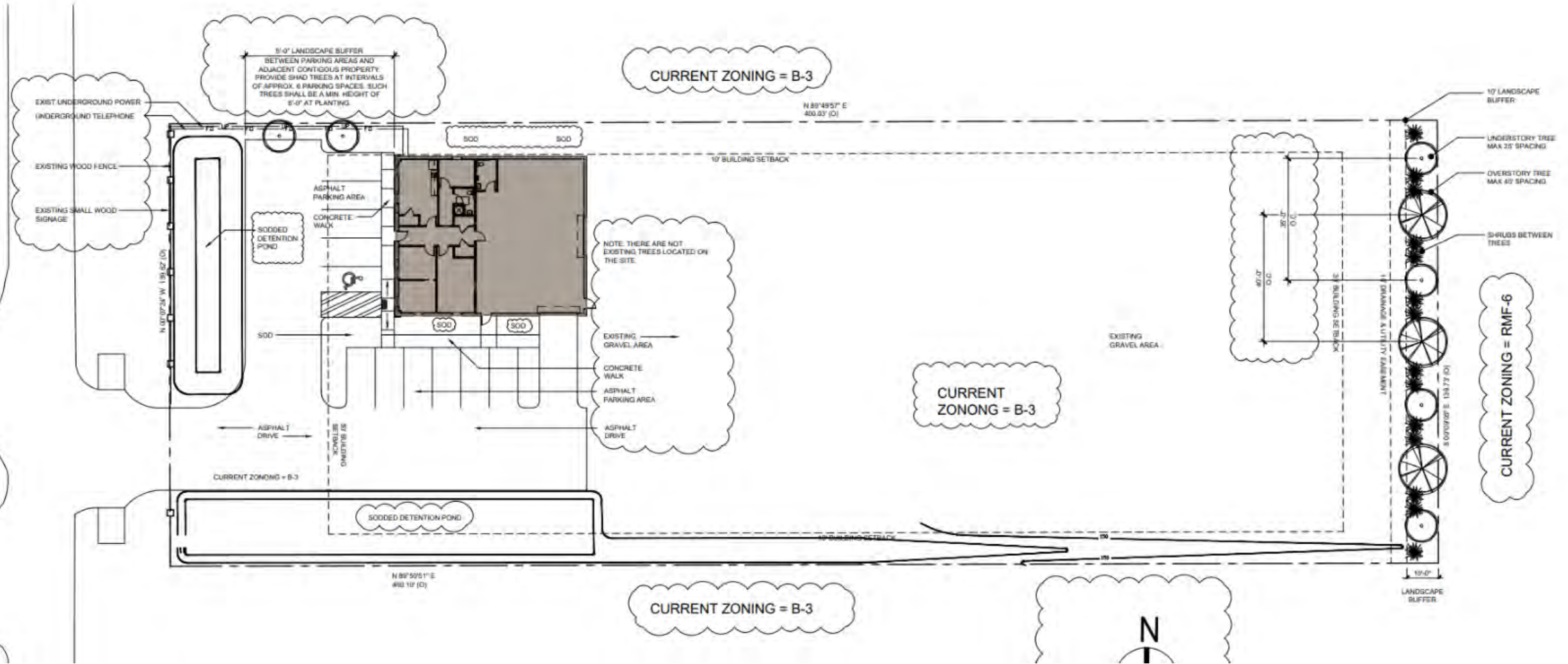
Subcatchment 3S: 1.28 ACRES POST-DEV SITE



Post Development Drainage



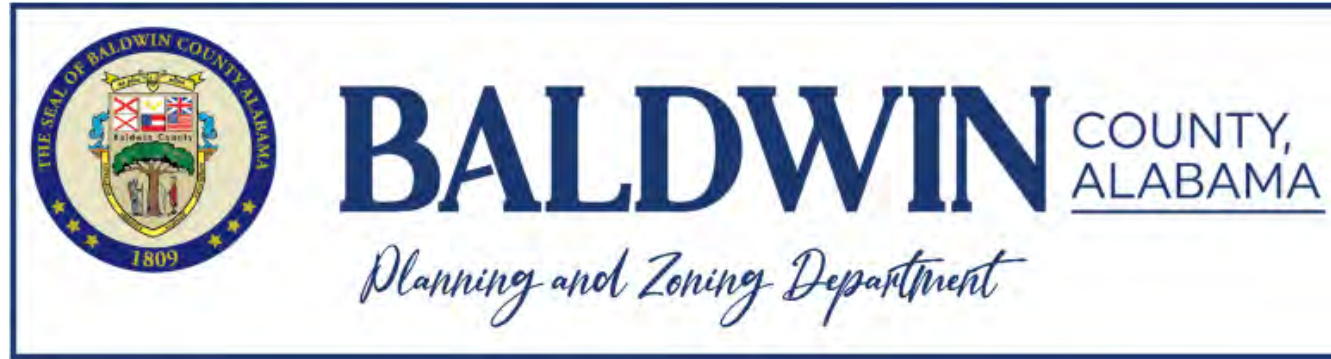
Landscape Plan



Staff Recommendation:

Staff recommends that case number CSP24-33, Southern Lawn, be **APPROVED** with the following 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. 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.
3. 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.
4. 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.
5. 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.



Case No./Name: SC24-31 Resub Lot 3, Pearson Family Subdivision (Agenda Item 7c.)

Meeting Date: October 3, 2024

Request: Preliminary & Final Plat (concurrent) approval for a 2-lot subdivision

Recommendation: Approval

Staff Lead: Mary Booth, Associate Planner

Owner / Developer: Juan G. Morales Aguiree & Rosa Morales

Surveyor: Sarah L. Wicker- PLS Group, Inc.

Engineer: N/A

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: The subject property is located on the south side of North Blvd approximately 0.3 miles east of County Road 49 in Silverhill.

Proposed use: Single-family residential subdivision.

Planning District: 14

Zoning: RR

Online Case File Number: The case number is SC24-31. When searching the online CitizenServe database, please use SC24-000031.

Parcel#: 05-47-02-03-0-000-023.008 **PIN#:** 381934

Total Property Area to be divided: 8.25+/- acres

Total # of Lots requested: 2 lots
Smallest lot 2.60AC

Streets / Roads: No new streets to be installed.

Utility Providers (4.5.1(i), 5.2.5a(1):

Water: Town of Silverhill, letter dated May 22, 2024

Electrical: Riviera Utilities, letter dated May 17, 2024

Sewer: BCSS, letter dated May 16, 2024 (Summerdale facility)

Broadband: Not required

Property History:

Pearson Family Subdivision, Slide No. 2681-D. recorded May 22, 2019

Traffic Study (5.5.14, Append. 6): Not required (less than 50 lots requested and thus not required per Article 5, section 5.5.14).

Drainage Improvements (4.5.1e, 5.11.7): Drainage narrative prepared and stamped by Thomas Granger, P.E. Statement by the engineer- *The Subdivision of Lot 3 of the Pearson Family Subdivision will not adversely impact the surrounding properties, nor the two parcels being created."*

Wetlands (5.2.2): No wetlands on subject property

Flood zone (5.19): Zone X, no special requirements.

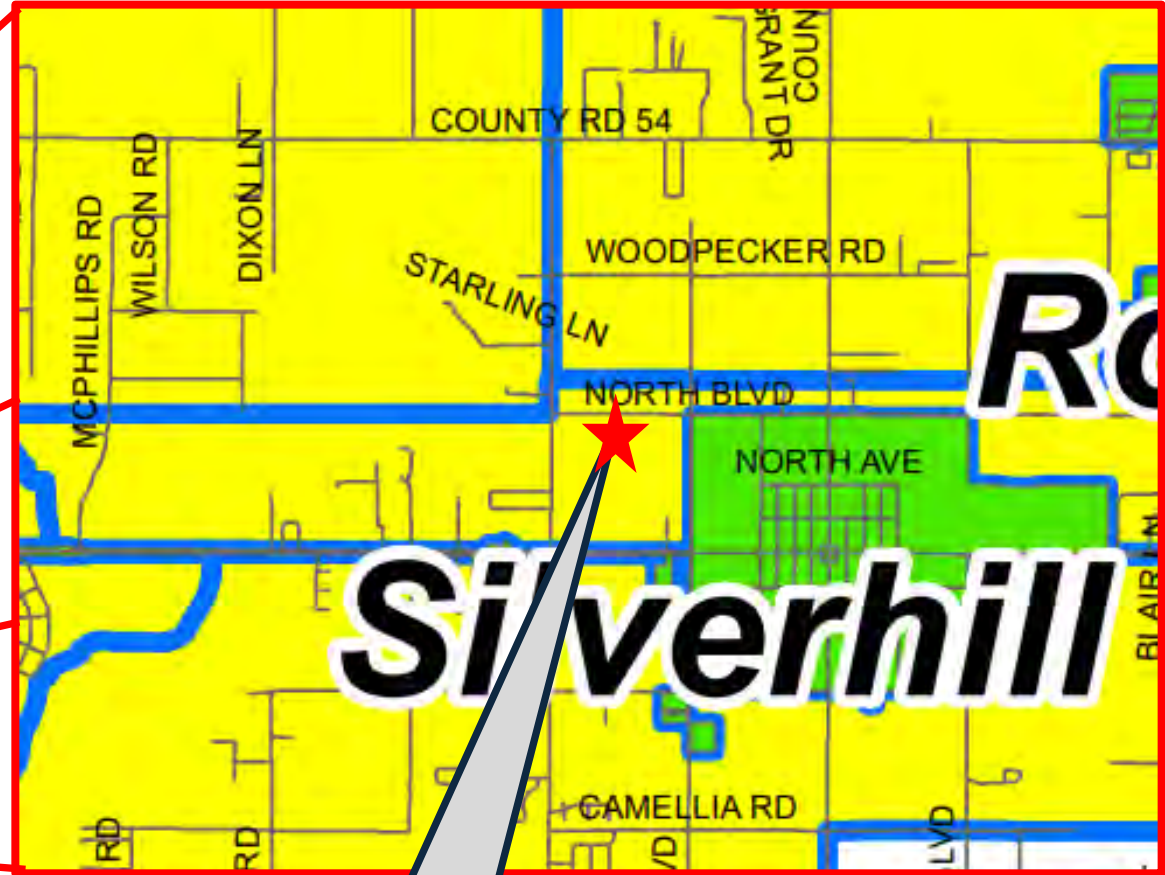
Fire Protection (5.2.5a(3): Not required due to lot size.

BCBE Notification: Not required (less than 50 lots).

Baldwin County, Alabama Planning Districts

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

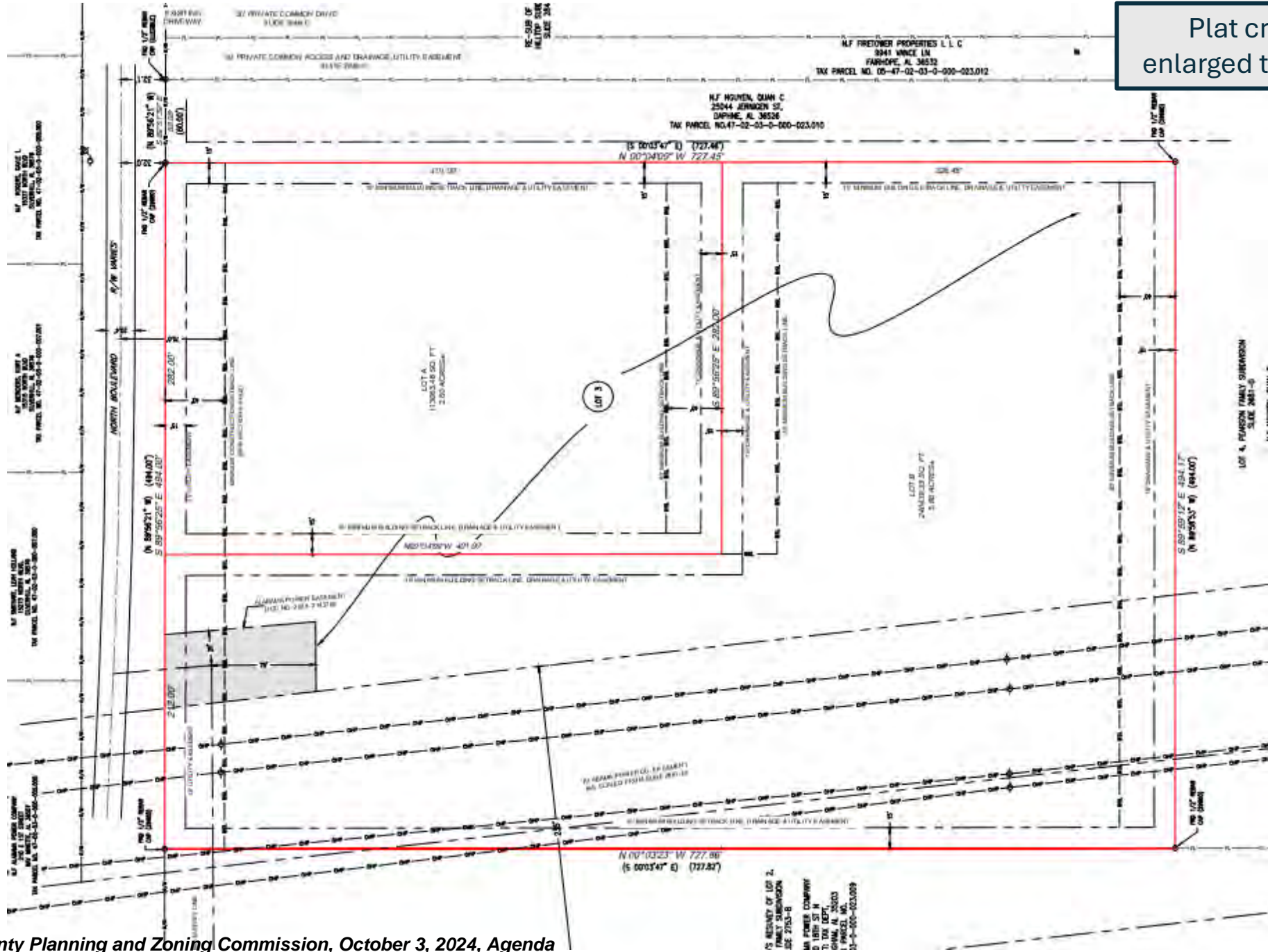
PD#14

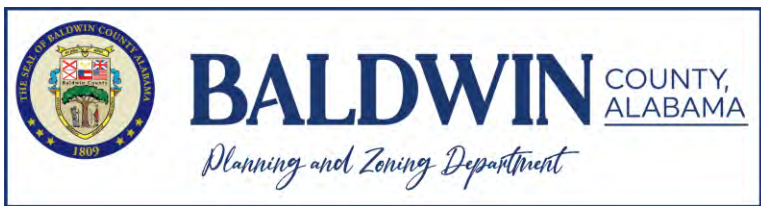
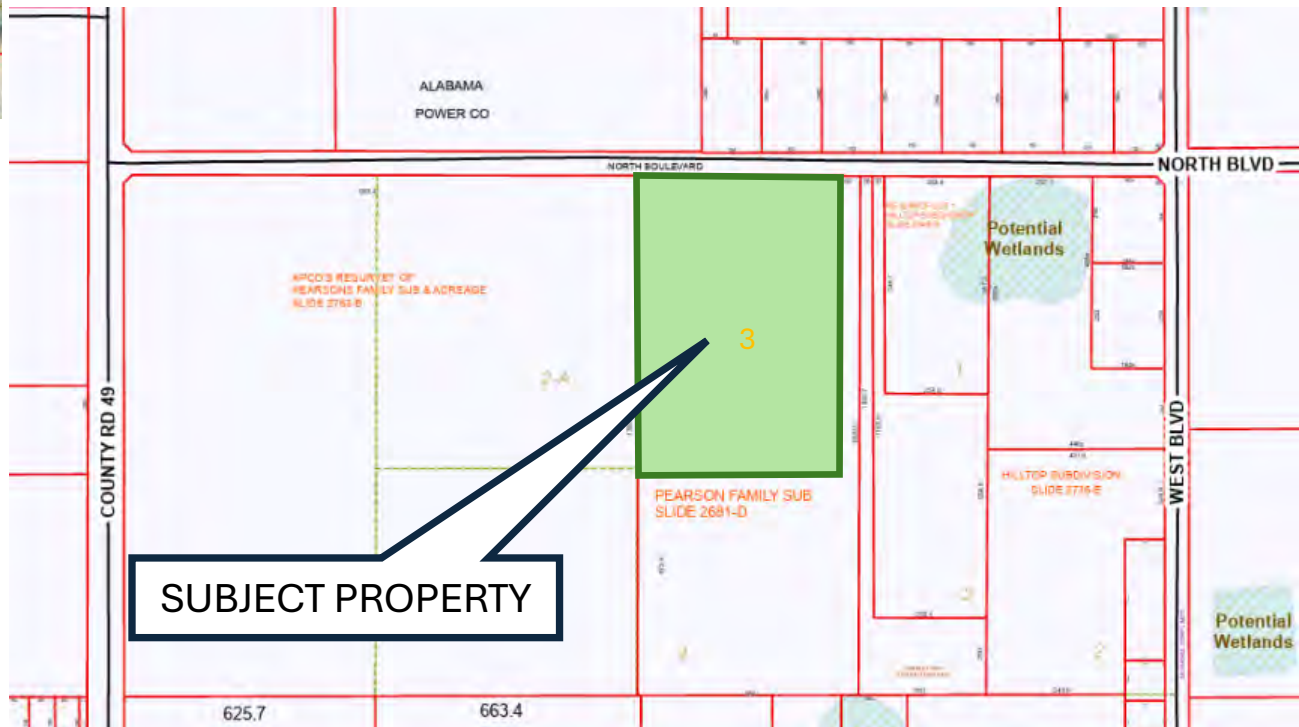
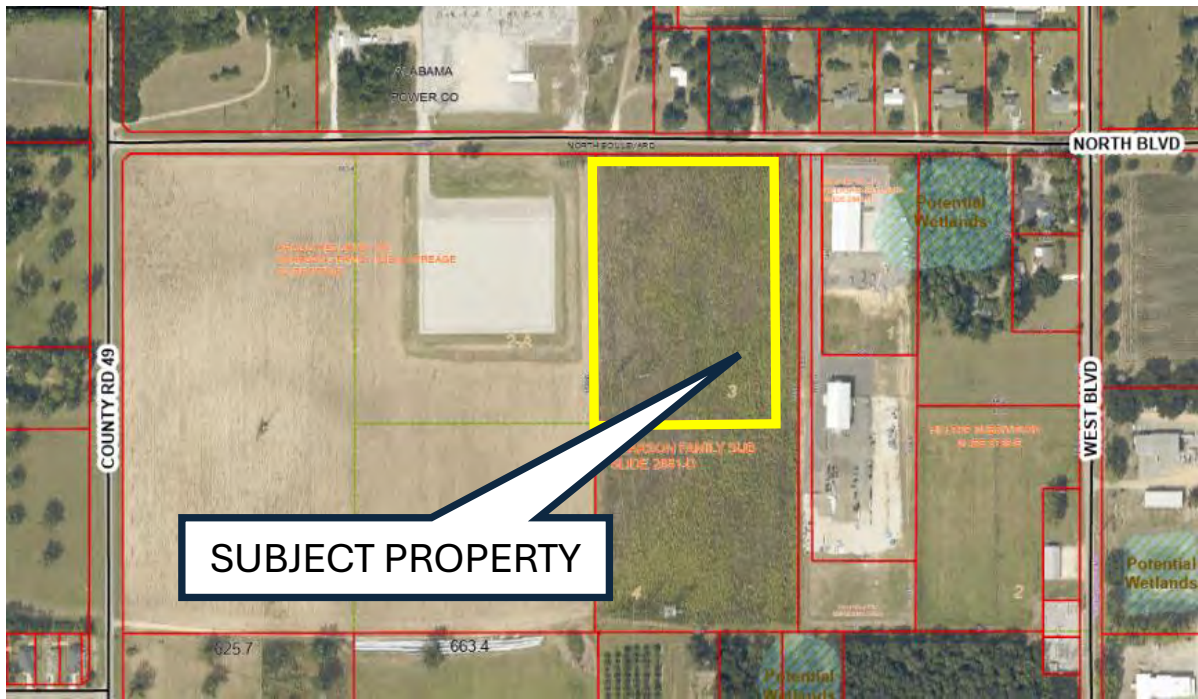


SUBJECT PROPERTY



Plat cropped and enlarged to show details





Staff comments:

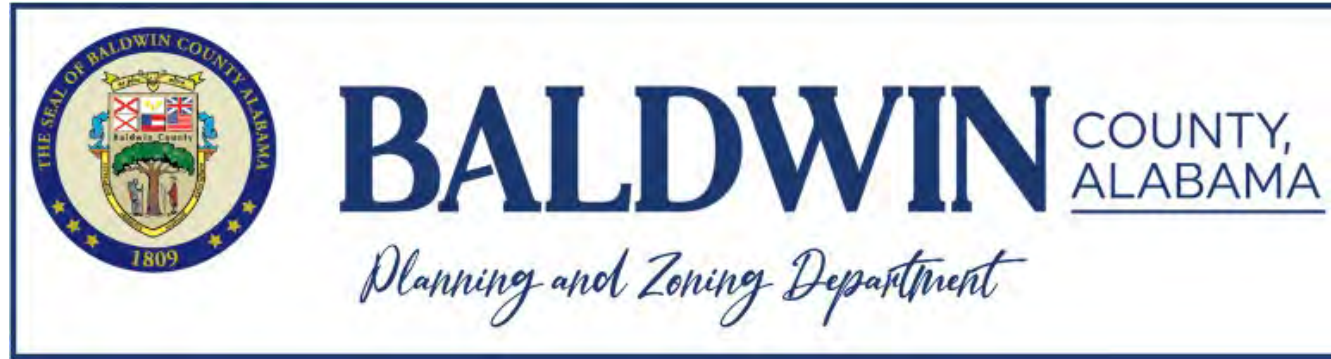
N/A

Staff Recommendation:

Staff recommends that the PRELIMINARY & FINAL PLAT for Case No. SC24-31, Resubdivision of Lot 3, Pearson Family Subdivision, be **Approved** subject to compliance with the Baldwin County Subdivision Regulations.

General Conditions:

- All conditions shall be met, and the final plat shall be circulated for signatures and recorded within 90 days of Planning Commission approval.



Case No./Name: SC24-33 LINDGERG SUBDIVISION (Agenda Item 7d.)

Meeting Date: October 3, 2024

Request: Preliminary & Final Plat (concurrent) approval for a 2-lot subdivision

Recommendation: Approval with Conditions

Staff Lead: Fabia Waters, Associate Planner

Owner / Developer: Mary Ann Lindgerg

Surveyor: Justin Palmer, PLS, The Woodlands Group

Engineer: N/A

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 north of Old Weekley Rd and west of Phillipsville Rd.

Proposed use: Single-family residential subdivision

Planning District: 6

Zoning: Unzoned

Online Case File Number: The case number is SC24-33. When searching the online CitizenServe database, please use SC24-000033.

Parcel#: 05-17-06-24-0-000-006.007 **PIN#:** 304805

Total Property Area to be divided: 5.00 +/- acres

Total # of Lots requested: 2 lots
Smallest lot: 0.60 AC/ 26,232SF

Streets / Roads: No new streets to be installed.

Utility Providers (4.5.1(i), 5.2.5a(1):

Water: North Baldwin Utilities, Letter dated June 17, 2024

Electrical: Alabama Power, no letter was issued.

Sewer: On-site septic

Property History:

N/A

Traffic Study (5.5.14, Append. 6): Not required (less than 50 lots requested and thus not required per Article 5, section 5.5.14)

Drainage Improvements (4.5.1e, 5.11.7): Drainage narrative prepared and stamped by Thomas Granger, PE. Statement by the engineer- "I have reviewed the referenced subdivision with respect to the drainage and find that the re-subdivision of Lot 3 will have no adverse drainage impacts on this subdivision or the surrounding properties."

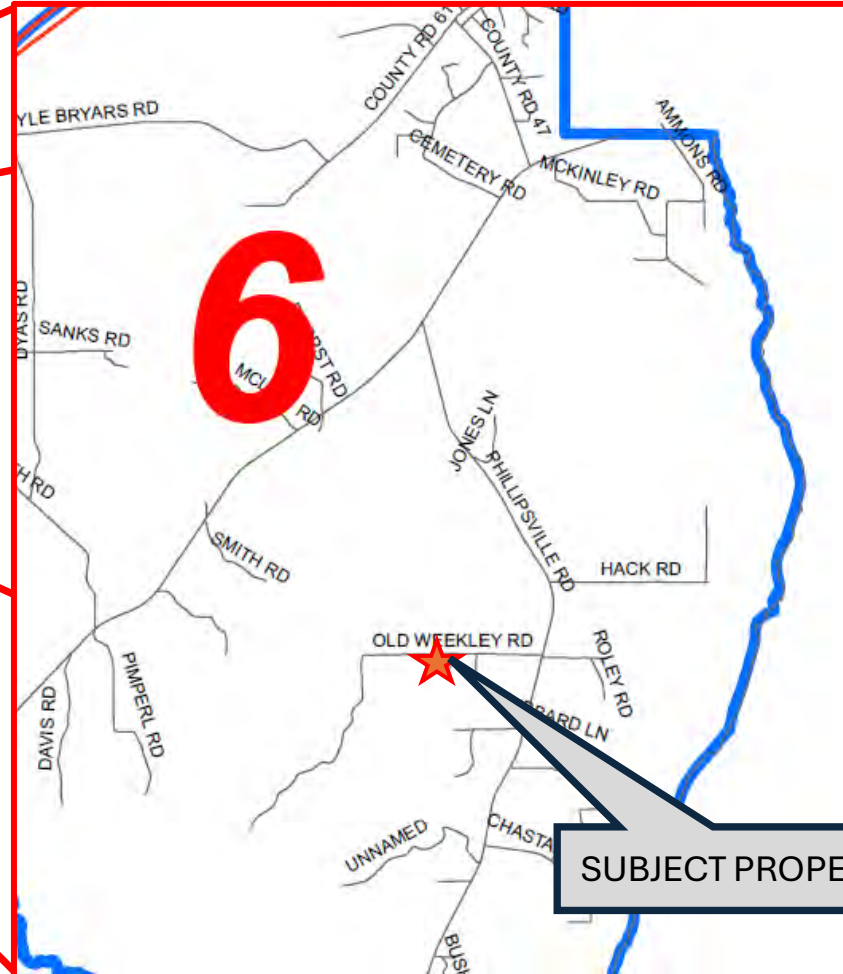
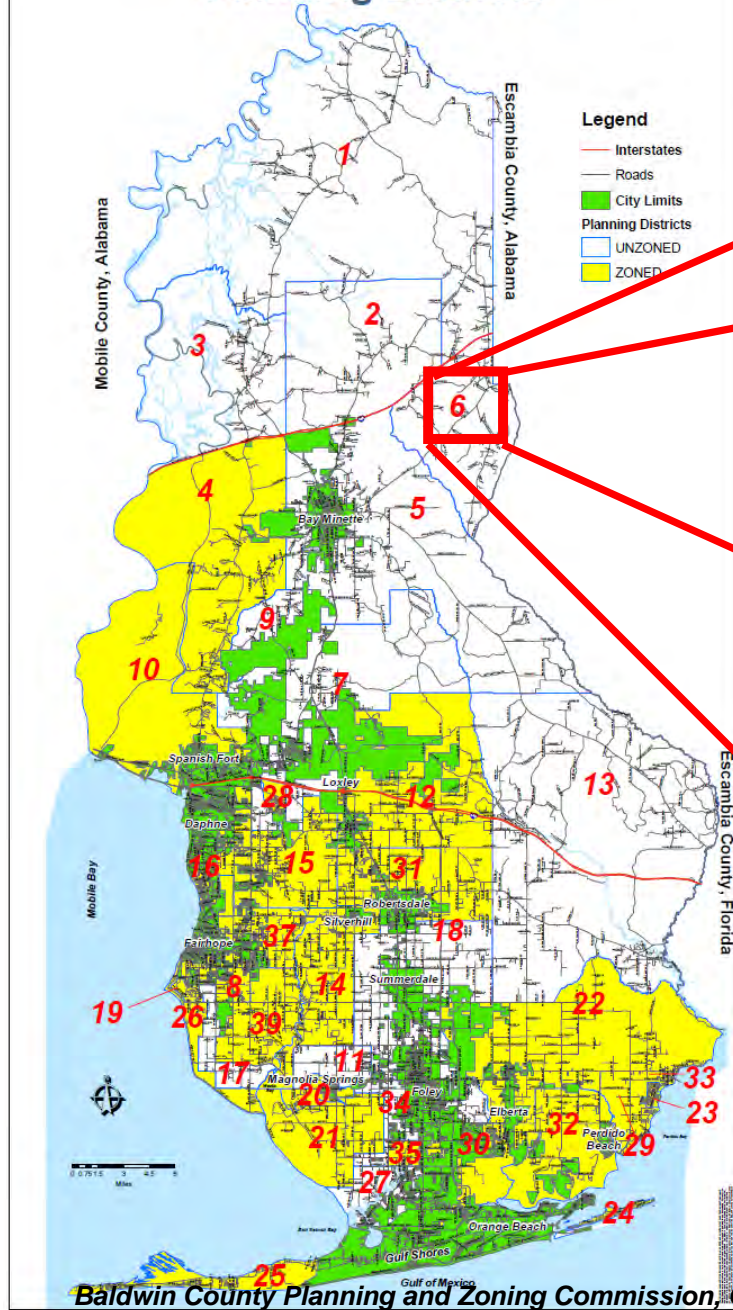
Wetlands (5.2.2): Potential wetlands **did not appear** in the Baldwin County Parcel Viewer, and the subject property appears to be all uplands.

Flood zone (5.19): Zone X, no special requirements.

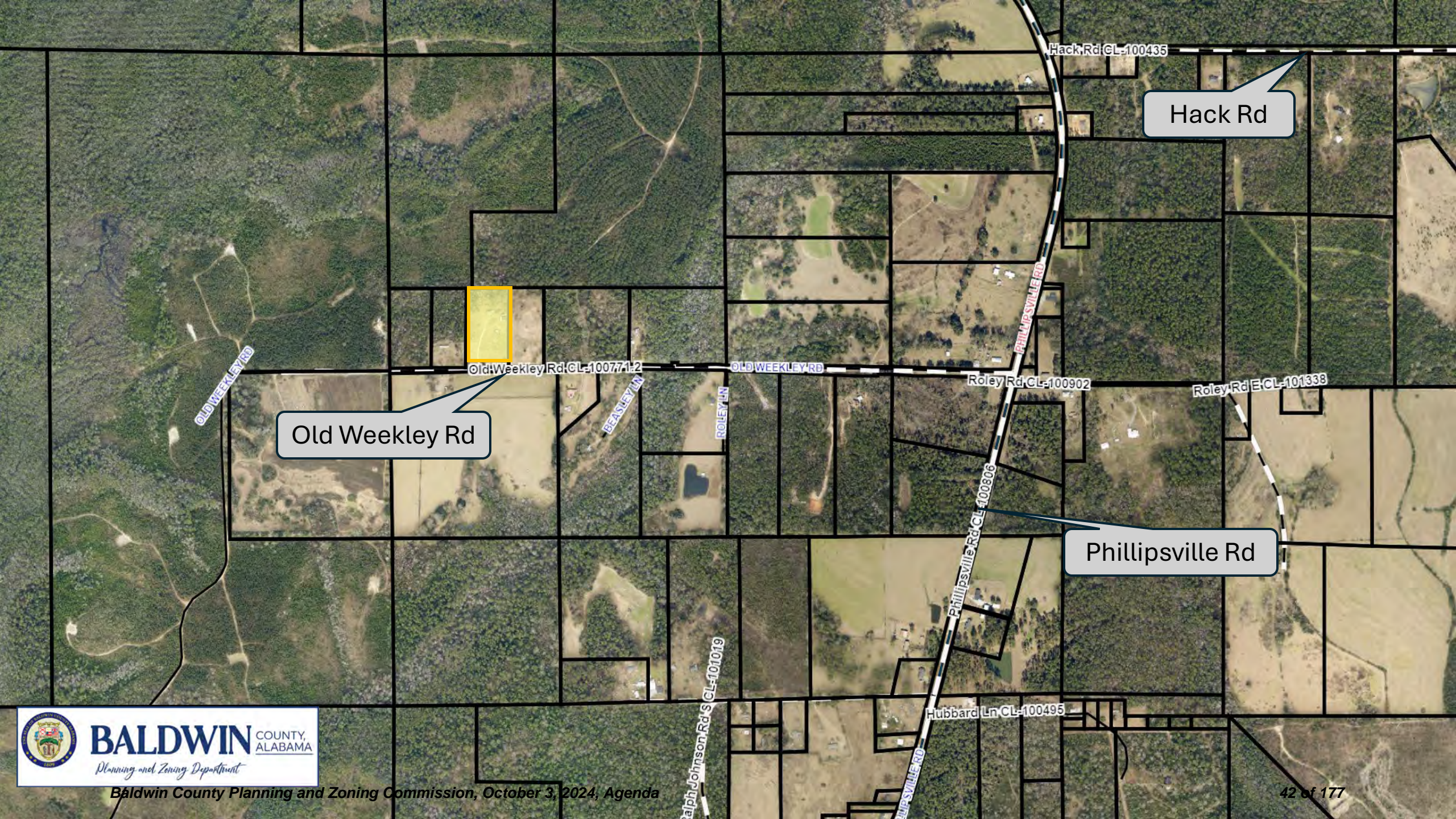
Fire Protection (5.2.5a(3): Not required due to lot size.

BCBE Notification: Not required (less than 50 lots)

Baldwin County, Alabama Planning Districts



SUBJECT PROPERTY



Hack Rd CL-100435

Hack Rd

Old Weekley Rd CL-100771-2

Old Weekley Rd

OLD WEEKLEY RD

Roley Rd CL-100902

Roley Rd E CL-101338

PHILLIPSVILLE RD

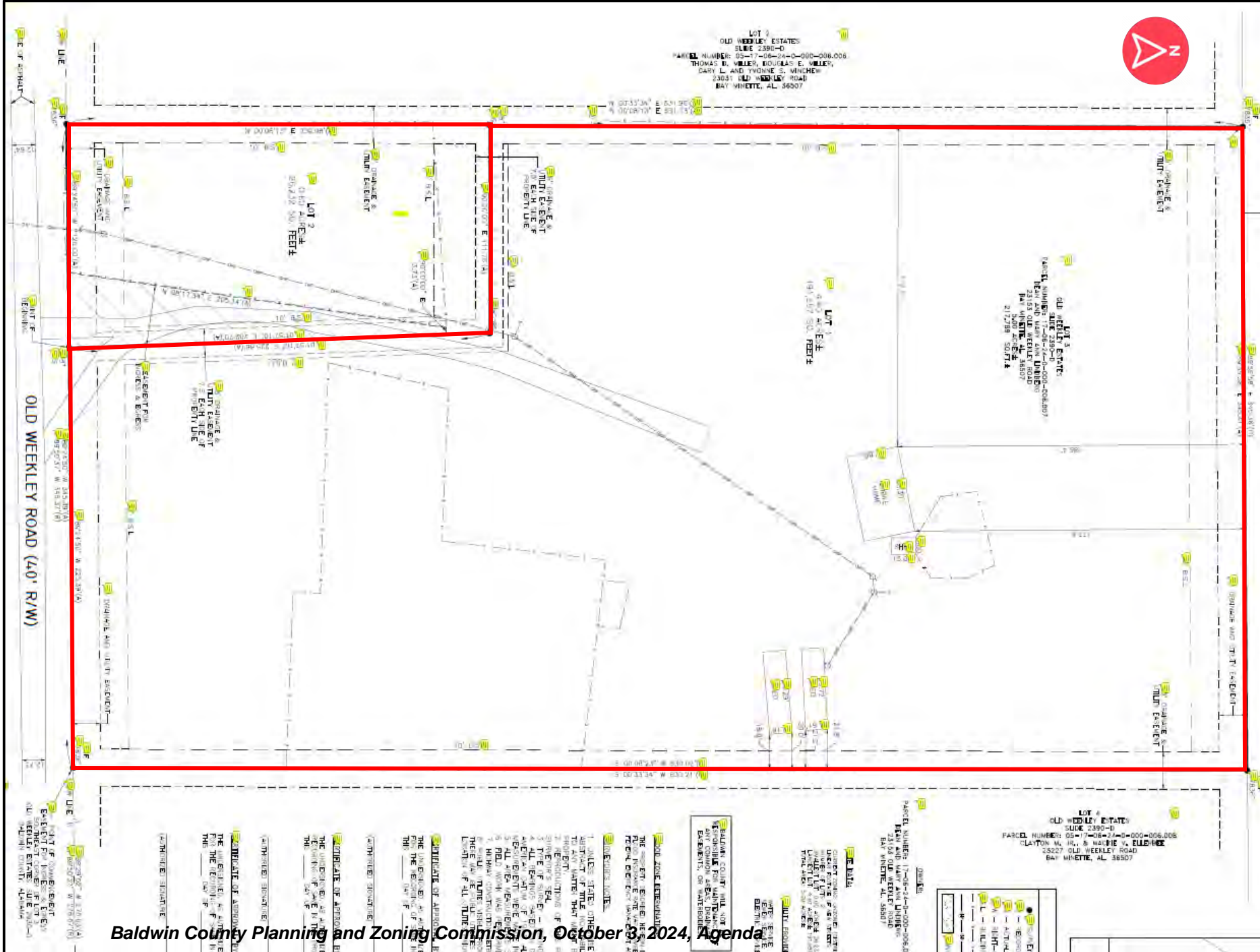
Phillipsville Rd

Phillipsville Rd CL-100806

Hubbard Ln CL-100495

Ralph Johnson Rd CL-101019

Plat cropped and enlarged to show details



Staff comments:

N/A

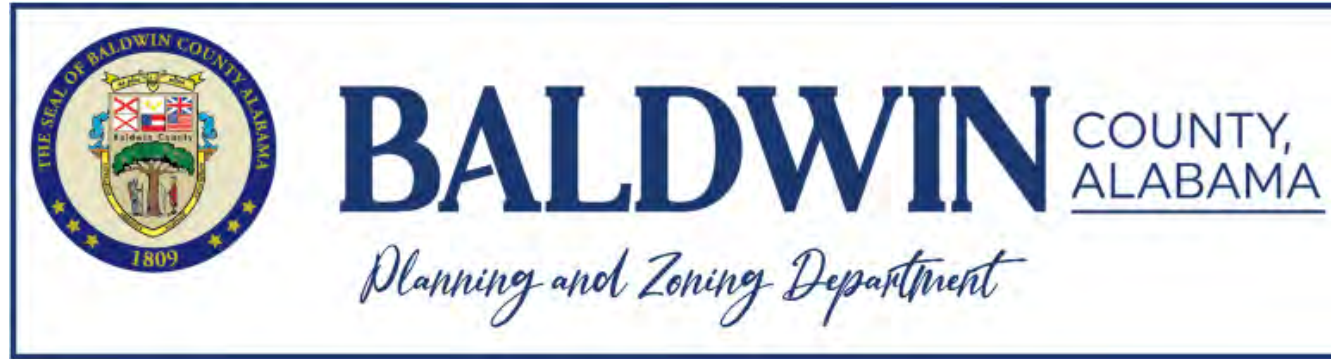
Staff Recommendation:

Staff recommends that the PRELIMINARY & FINAL PLAT for Case No. SC24-33 Lindberg Subdivision, be **Approved** subject to compliance with the Baldwin County Subdivision Regulations

Specific Conditions: N/A

General Conditions:

- All conditions shall be met and the final plat shall be circulated for signatures and recorded within 90 days of Planning Commission approval.



Case No./Name: SC24-41 Resub Lot 1, Defillipi Acres Subdivision (Agenda Item 7e.)

Meeting Date: October 3, 2024

Request: Preliminary & Final Plat (concurrent) approval for a 2-lot subdivision

Recommendation: Approval with conditions

Staff Lead: Mary Booth, Associate Planner

Owner / Developer: D&D Mini Storage, LLC

Surveyor: Daniel Clark – Smith Clark & Associates

Engineer: N/A

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: The subject property is located on the west side of Friendship Road approximately 0.05 miles south of County Road 64 in Daphne.

Proposed use: Commercial subdivision

Planning District: 15

Zoning: B3

Online Case File Number: The case number is SC24-41. When searching the online CitizenServe database, please use SC24-000041.

Parcel#: 05-43-05-21-0-000-004.002 **PIN#:** 203044

Total Property Area to be divided: 3.0 +/- acres

Total # of Lots requested: 2 lots
Smallest lot 0.818 +/- AC (35,651SF)

Streets / Roads: No new streets to be installed.

Utility Providers (4.5.1(i), 5.2.5a(1):

Water: Belforest Water System, letter dated July 24, 2024

Electrical: Riviera Utilities, letter dated July 12, 2024

Sewer: On site sewage disposal

Broadband: Not required

Property History:

DeFilippi Acres Subdivision, Slide No. 1569-B. recorded May 10, 1995

Traffic Study (5.5.14, Append. 6): Not required (less than 50 lots requested and thus not required per Article 5, section 5.5.14).

Drainage Improvements (4.5.1e, 5.11.7): Drainage narrative prepared and stamped by David Shumer, P.E. Statement by the engineer- *The property has been fully developed since 2005 according to tax records and verified by 2006 aerial photography. No additional improvements or increase of impervious area are proposed as part of the subdivision of the property and the runoff curve number (CN) will not change. Due to the current developed condition, length of time that the improvements have been in place, and that no additional improvements are proposed, additional drainage infrastructure is not warranted for this subdivision."*

Wetlands (5.2.2): No wetlands on subject property

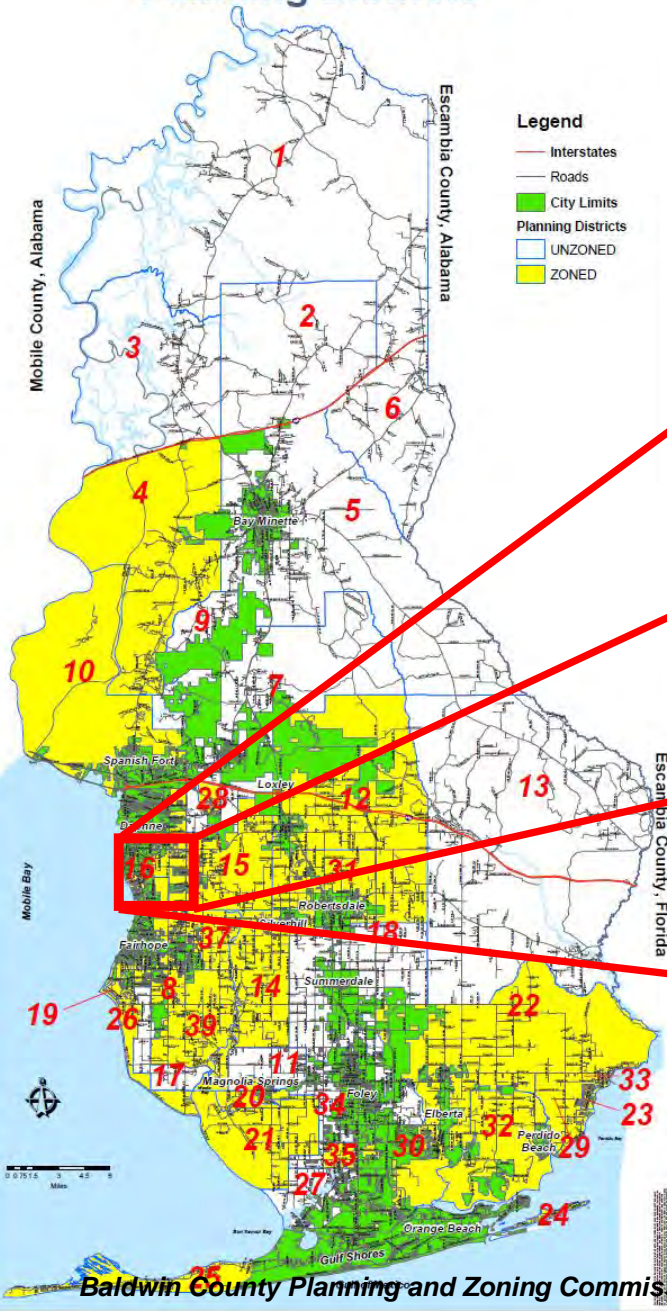
Flood zone (5.19): Zone "X" unshaded, no special requirements.

Fire Protection (5.2.5a(3): Forthcoming

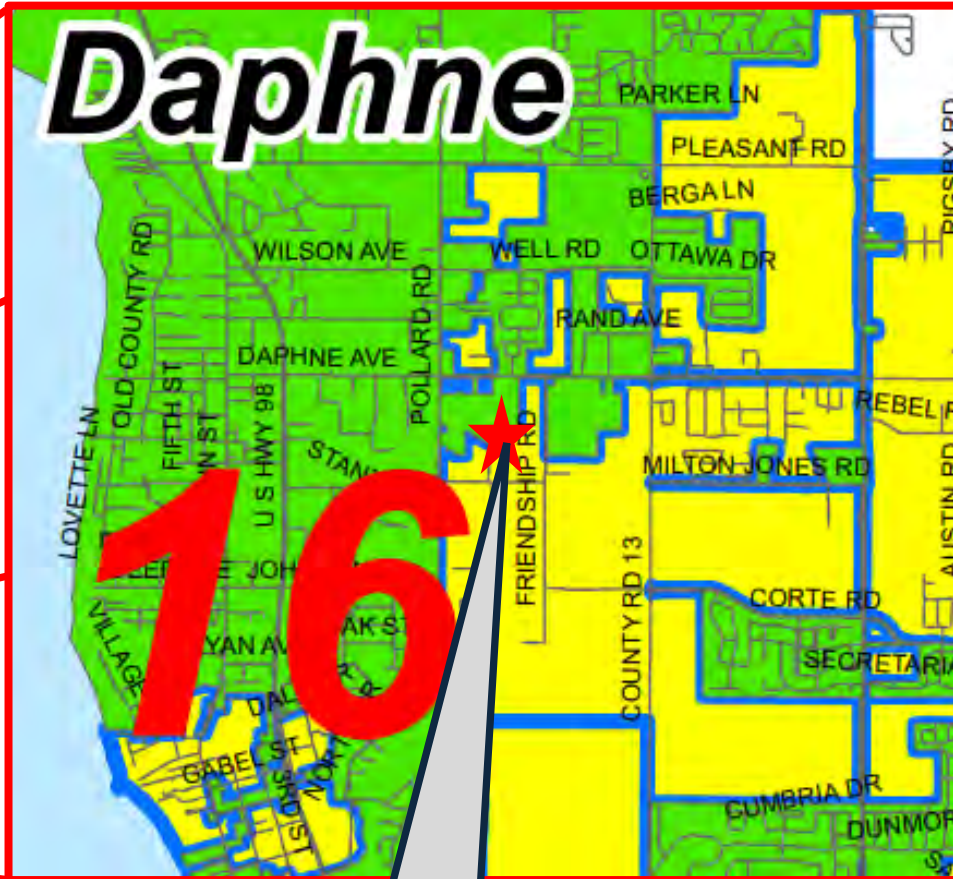
BCBE Notification: Not required (less than 50 lots).

Baldwin County, Alabama Planning Districts

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



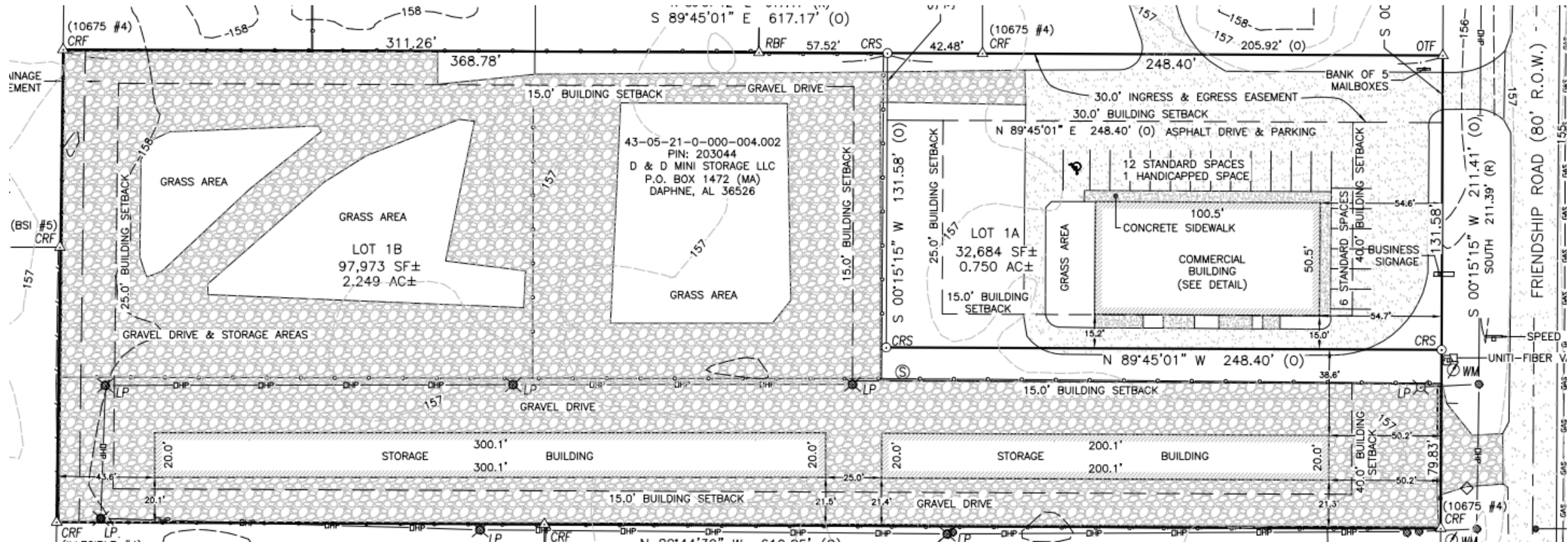
PD#15

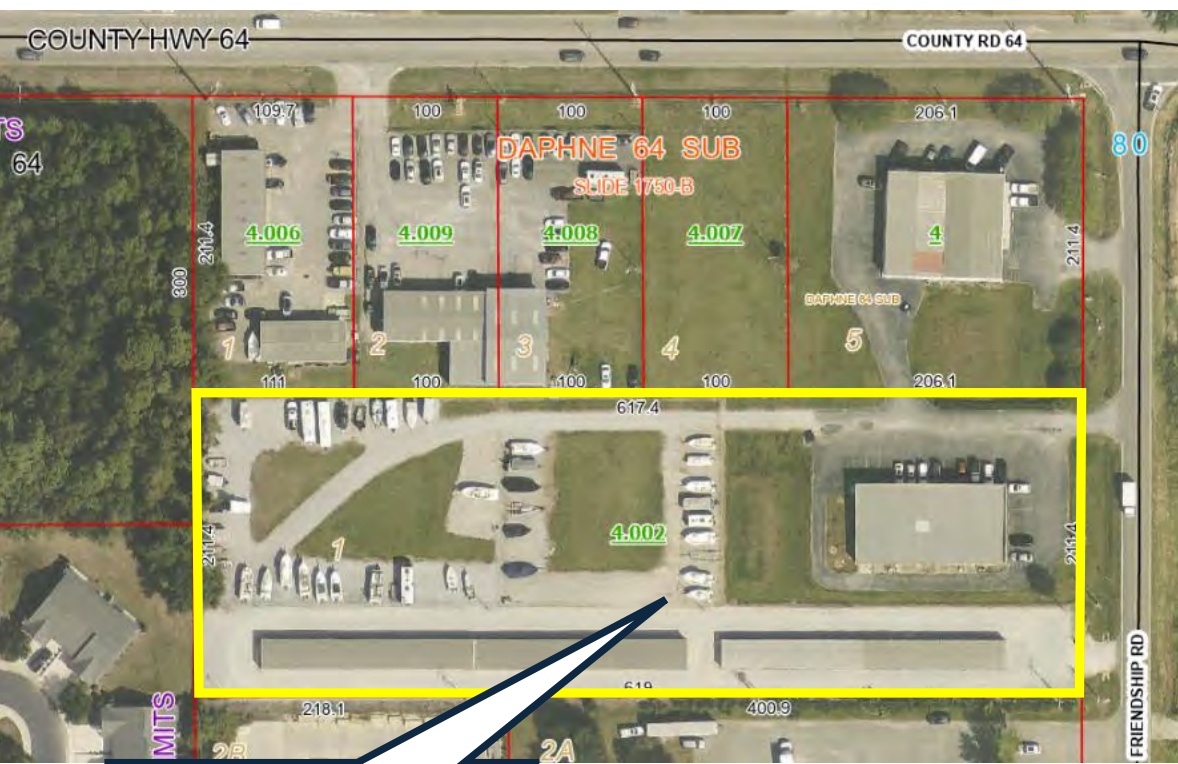


SUBJECT PROPERTY



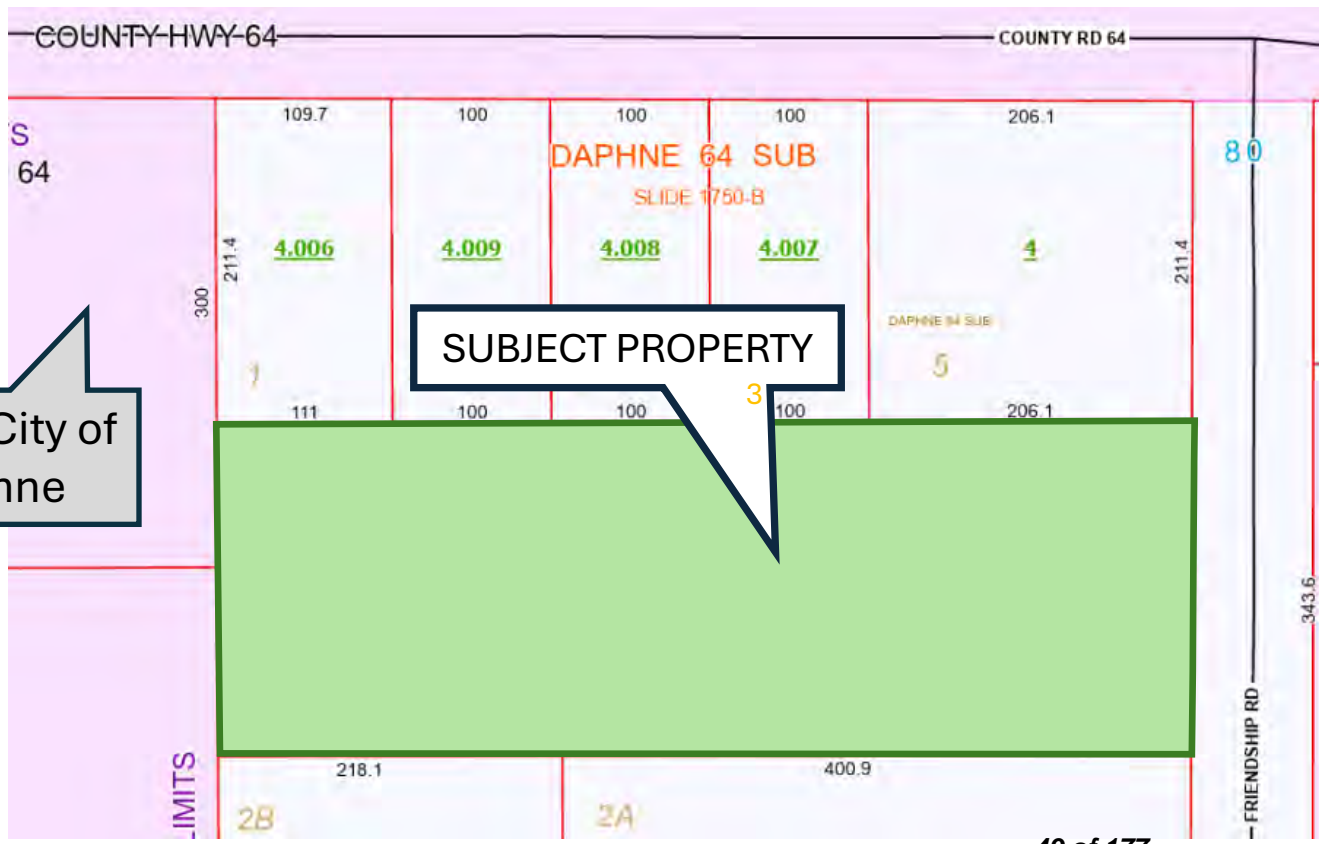
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SUBJECT PROPERTY

Pink = City of Daphne



SUBJECT PROPERTY

Staff comments:

- 1) Staff has not received documentation that existing fire flow meets ISO standards. Applicant has sent two requests for same. This will be a condition of approval.
- 2) Staff has asked the applicant to provide a revised plat with the following note on the plat:

A variance request from Section 5.3.4 of the Zoning Ordinance, request to allow a minimum lot width at building line of 79.83' for Lot 1B, was approved during the BOA meeting held on September 17, 2024.

Staff Recommendation:

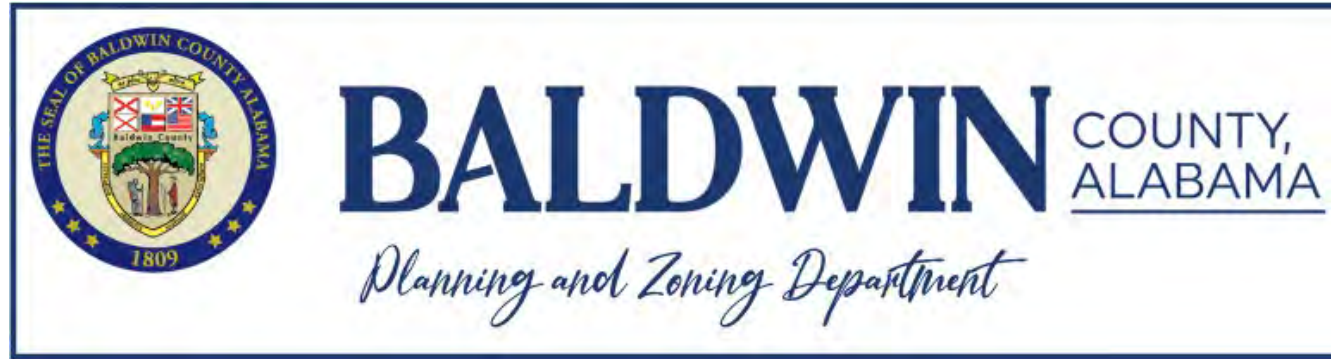
Staff recommends that the PRELIMINARY & FINAL PLAT for Case No. SC24-41, Resubdivision of Lot 1, DeFillipi Acres Subdivision, be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations.

Specific Conditions:

1. Applicant shall provide test reports or letter by Engineer that existing utilities will meet ISO requirements per Section 5.2.5(a)2 prior to final plat approval.
2. Applicant shall provide a revised plat that includes the note for the variance request approved at the BOA meeting on September 17, 2024.

General Conditions:

- All conditions shall be met, and the final plat shall be circulated for signatures and recorded within 90 days of Planning Commission approval.



Case No./Name: SPP24-16 THE FLEET SUBDIVISION (Agenda Item 7f.)
Meeting Date: October 3, 2024
Request: Preliminary Plat approval for a 11-lot subdivision
Recommendation: Approval with conditions

Staff Lead: Fabia Waters, Associate Planner

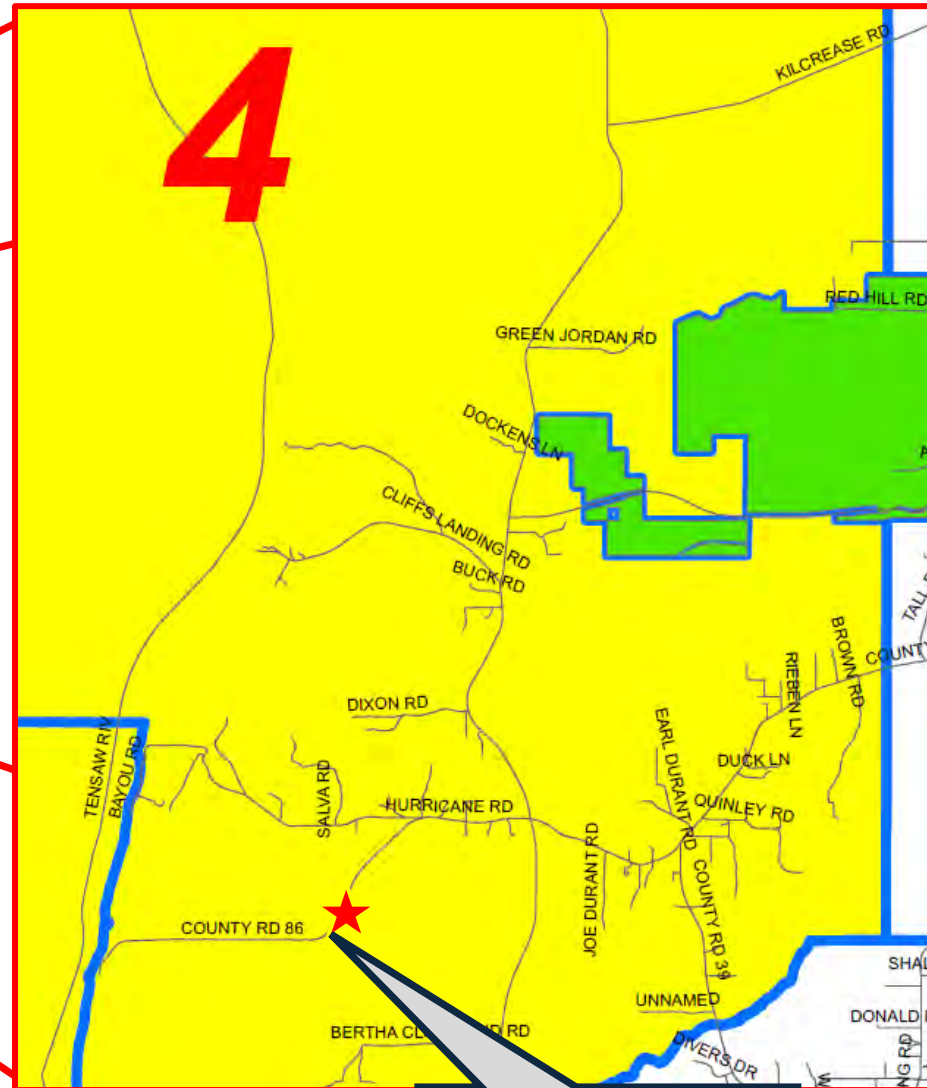
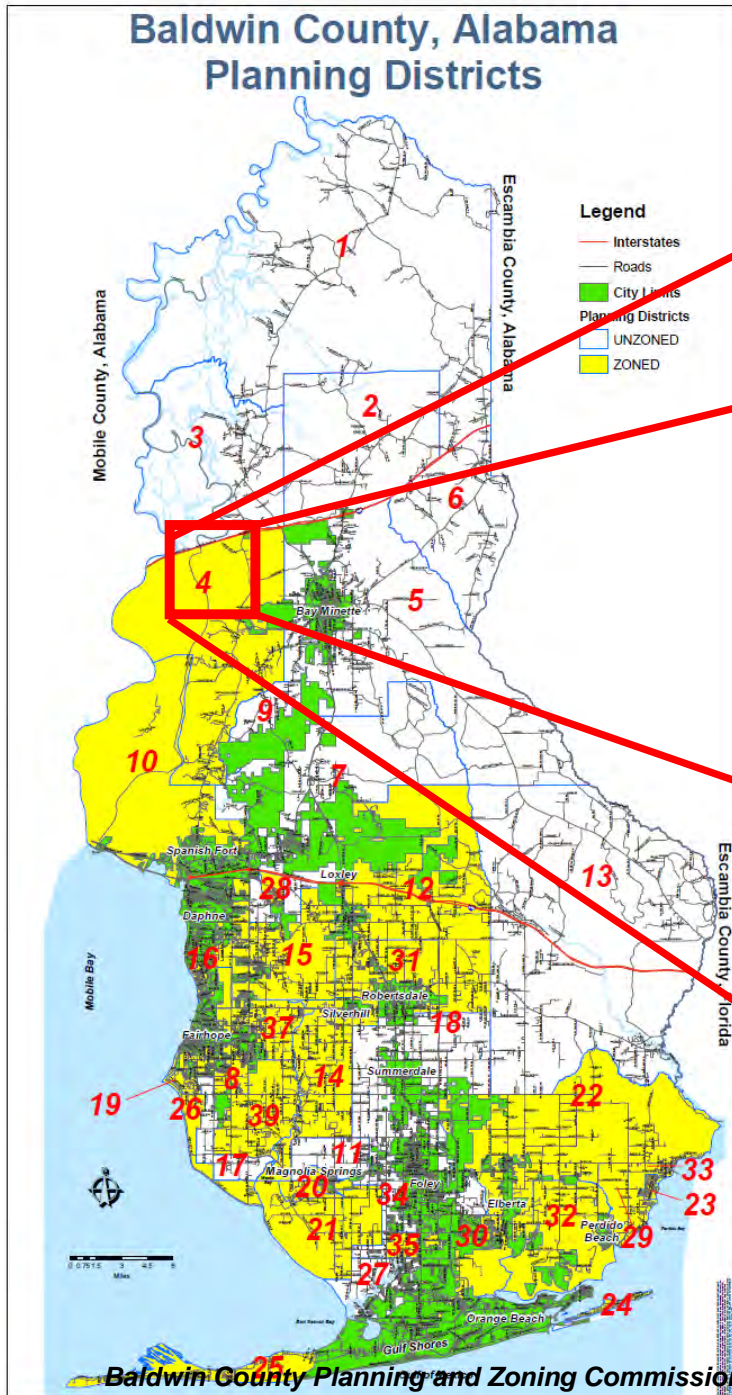
Owner / Developer: Tommy Greek & Brian Kendrick

Surveyor: David Lowery PLS, Lowery Surveying LLC- P.O. Box 995, Bay Minette, AL 36507

Engineer: N/A

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



Location: Subject property is east of County Rd 86 and south of Hurricane Rd.

Proposed use: Single-family residential subdivision

Planning District: 4

Zoning: RSFE- Residential Single-Family Estates

Online Case File Number: The case number is SPP24-16. When searching the online CitizenServe database, please use SPP24-000016.

Parcel#: 05-22-09-33-0-000-026.001 **PIN:** 206460
05-22-09-33-0-000-026.002 **PIN:** 299533
05-22-09-33-0-000-028.002 **PIN:** 203459
05-22-09-33-0-000-026.000 **PIN:** 43127

Total Property Area to be divided: 39.55 +/- acres

Total # of Lots requested: 11 lots
Smallest lot: 3.0ac

Streets / Roads: N/A all lots front a county paved and maintained road.

Utility Providers (4.5.1(i), 5.2.5a(1):

Water: Well

Sewer: On Site Septic

Electrical: Baldwin EMC- Letter dated August 15, 2024

Traffic Study (5.5.14, Append. 6): Not applicable, less than 50 lots.

Drainage Improvements (4.5.1e, 5.11.7): Drainage narrative prepared and stamped by J.E. Hamlin, PE., It was reviewed and accepted by the Baldwin County P&Z Civil Engineer.

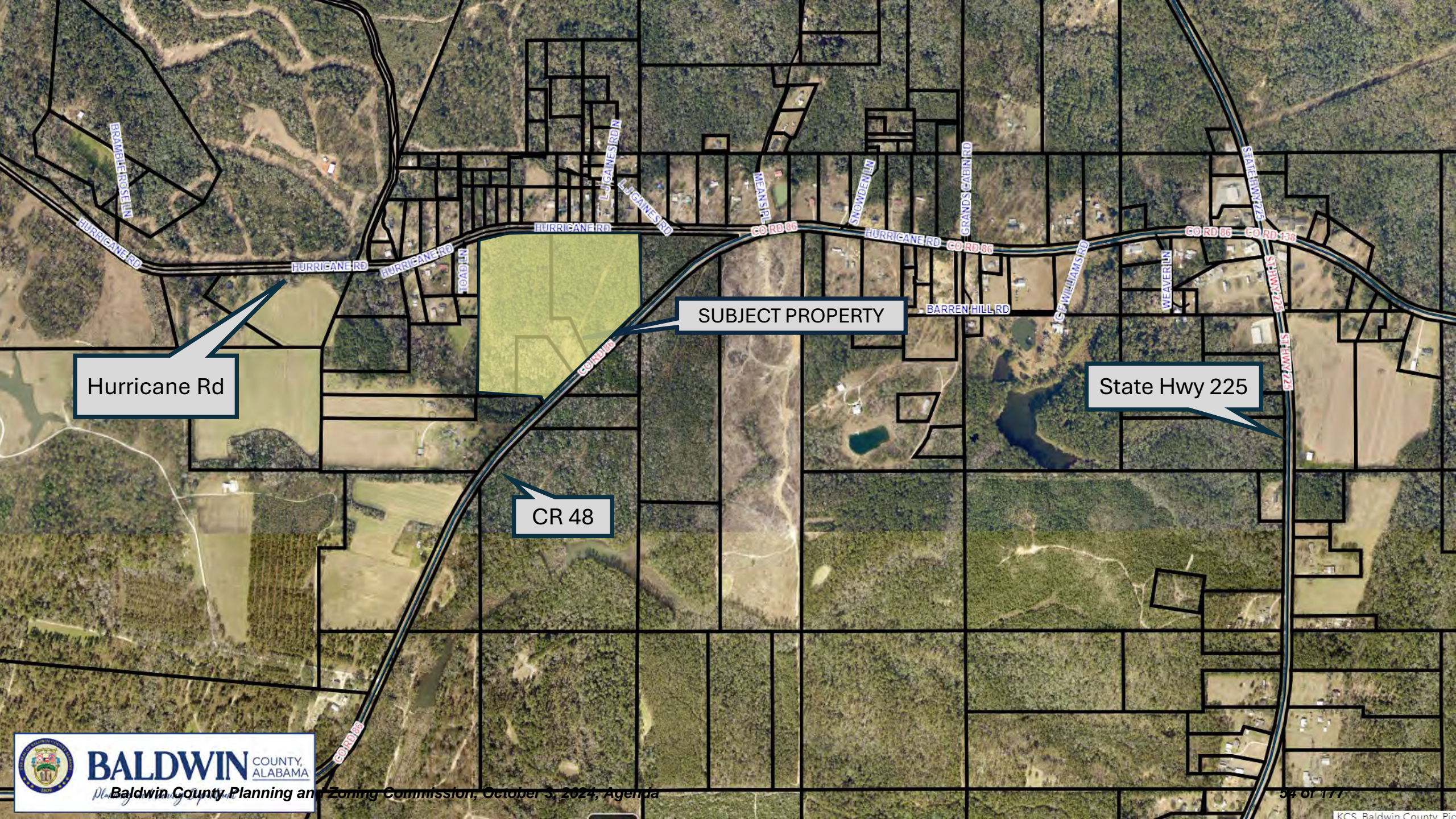
" It is my professional opinion that division of this property will not cause any deleterious conditions to downstream property or County rights-of-way.

Wetlands (5.2.2): Wetland reports prepared by *Craig Martin*, Wetland Science has shown that the parcel is mostly uplands and there's one small pocket of jurisdictional wetlands with the appropriate buffer shown.

Flood zone (5.19): Zone X, no special requirements.

Fire Protection (5.2.5a(3): Not applicable due to the lot size.

BCBE Notification: Not applicable, less than 50 lots.

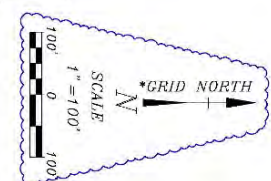


Hurricane Rd

SUBJECT PROPERTY

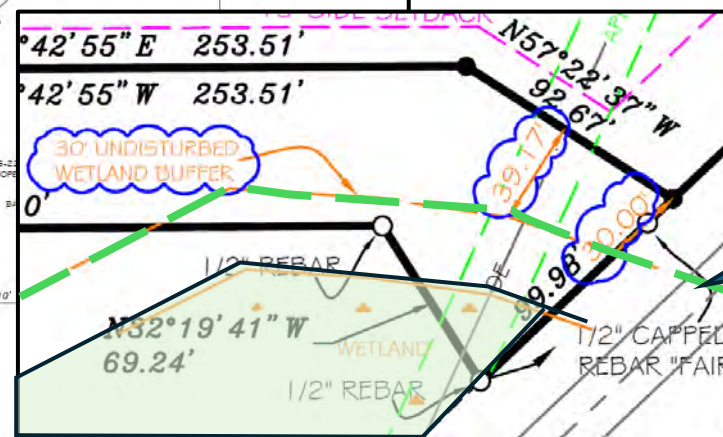
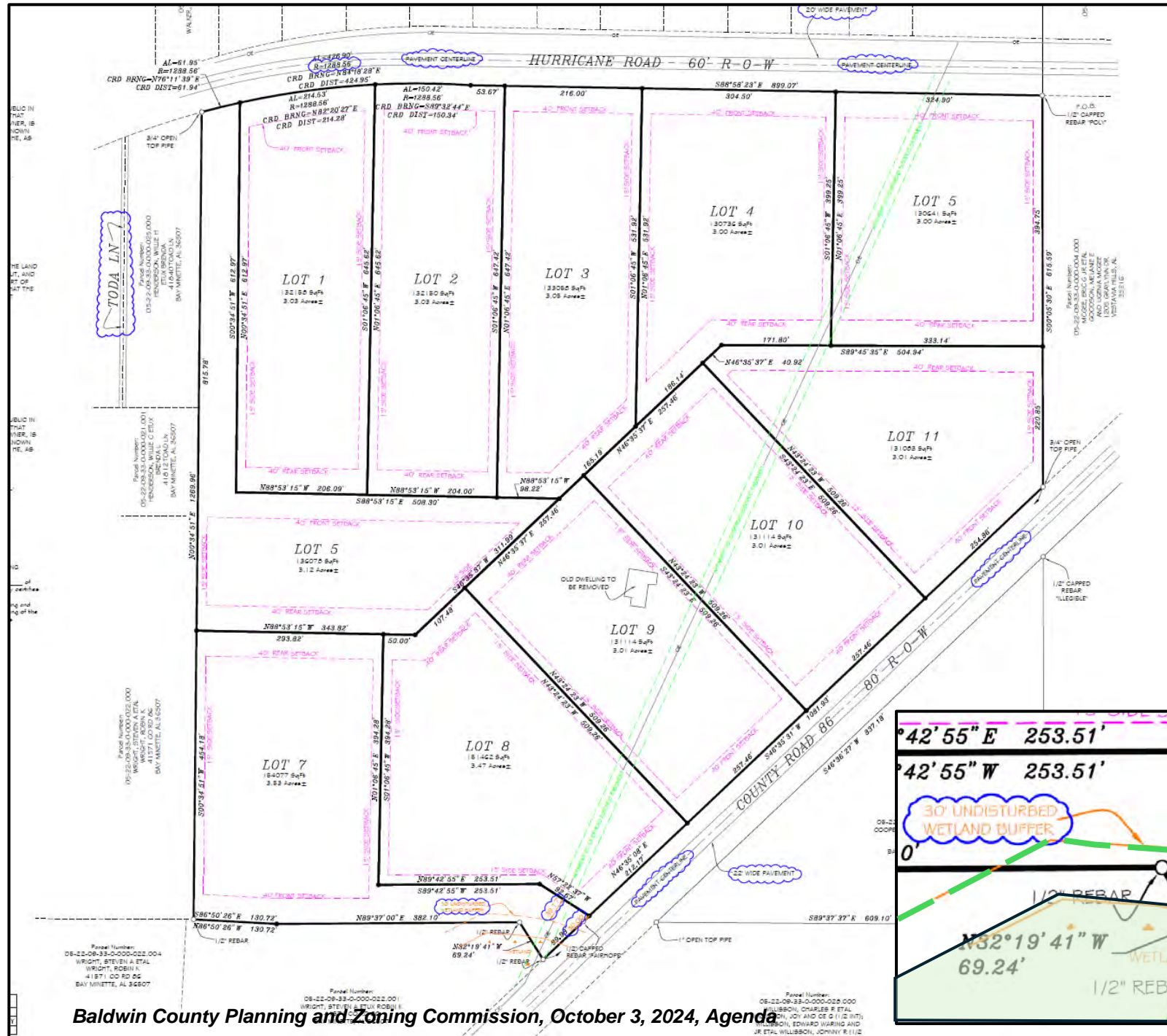
State Hwy 225

CR 48

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Plat has been cropped and enlarged to show details



30' undisturbed wetland setback

Staff Recommendation:

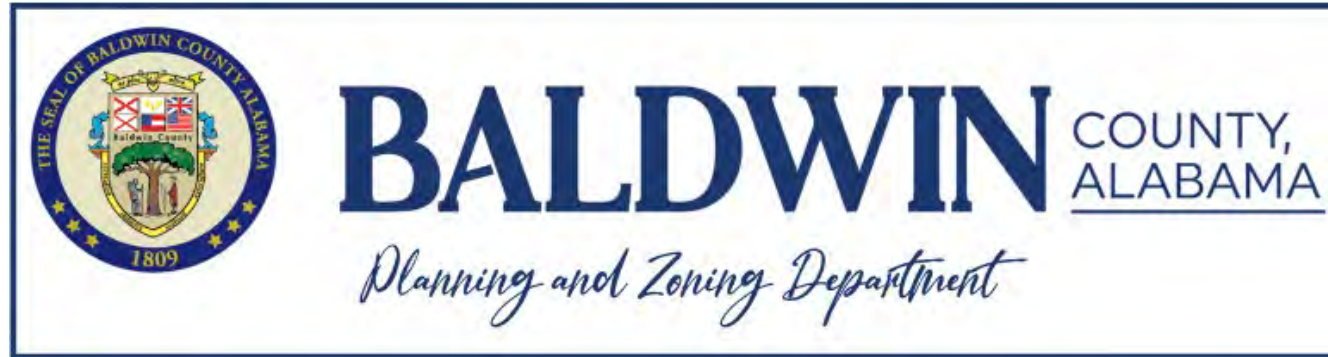
Staff recommends that the PRELIMINARY PLAT for Case No. SPP24-16, THE FLEET SUBDIVISION, be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

1. Applicant will submit a final plat application that will be reviewed and approved administratively by staff.

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 Planning and Zoning 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.



Case No./Project Name: CSP24-12, Smeraglia Kennels – COMMISSION SITE PLAN (CSP) APPROVAL (Agenda Item 8a.)
Meeting Date: October 3, 2024
Applicant: Lieb Engineering – Chris Lieb
Owner: 5 Rivers Capital, LLC – Geoffrey Lane
Request: CSP approval for a dog kennel
Staff Determination: Staff finds much of the application in agreement with the Baldwin County Zoning Ordinance and recommends approval of the request with specific and standard conditions as well as memorialized provisions.
Staff Lead: Cory Rhodes

To view maps/plats in higher resolution, please visit the Upcoming Items” Planning and Zoning webpage:
<https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>

ANALYSIS:

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.

- 1) **The proposed use and accompanying site plan conform to the requirements of the Zoning Ordinance.** The dog kennel was established before Planning District 12 adopted zoning in 2006. As a result, there are structures on the property that do not meet the setback requirements of the Zoning Ordinance; however, the property owners have been working with staff to come into compliance. It was determined that any structure lying within the required setbacks that does not have a solid roof may remain within the setbacks.
- 2) **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 2023 Baldwin County Master Plan indicates a future land use for the subject property of Ideal Conservation Preservation Area, Conservation Development Potential, and Rural Agriculture/Low-Impact Development Potential. 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. 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. 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. As this area was developed well before the FLUM was created, the remaining criteria supports the proposed use.

- 3) **The proposed use shall be consistent with the community welfare and not detract from the public’s convenience at the specific location.** The existing use should not detract from the public’s convenience at the planned location. The property fronts a local road, which would only be utilized for and deliveries at the kennel. A kennel is allowed in RA zoning.
- 4) **The proposed use shall not unduly decrease the value of neighboring property.** Staff is unaware if the existing use will unduly decrease the value of the neighboring property. Before and after appraisals would be needed to determine the effect on values of neighboring property.
- 5) **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 agricultural and residential. The existing use shall not impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses.

Subject Property Information

Current Use: Agricultural

Size: 9.80 ± acres

Location: Subject property is located east of the Baldwin Beach Express and north of Farmers Lane in the Robertsdale area

Planning District: 12

Parcel ID #: 05-41-05-15-0-000-006.015

PIN: 228996

Roads: Rolling Ridge Drive and Farmers Lane are paved roads. Only Farmers Lane is County-maintained.

Zoning District: RA, Rural Agricultural District

This zoning district provides for large, open, unsubdivided land that is vacant or is being used for agricultural, forest, or other rural purposes.

Future Land Use (See Attachments):

- Recommends the majority is Ideal Conservation Preservation Area, Conservation Development Potential, and Rural Agriculture/Low-Impact Development Potential Areas.

Adjacent Property Land Use Table

	Adjacent Land Use	Adjacent Zoning
North	Agricultural	RA, Rural Agricultural District
South	Residential	RA, Rural Agricultural District
East	Agricultural	RA, Rural Agricultural District
West	Agricultural	RA, Rural Agricultural District

Staff recommends that case number CSP24-12, “Smeraglia Kennels” be APPROVED with the following conditions of approval unique to the project:

- 1. Any existing structure shown on the Site Plan that does not have a solid roof is allowed to remain within the setbacks as approved by the prior Planning Director on 10-19-2022
 - a. The shed in the far northwest corner has been on the property before zoning was adopted and is abandoned
- 2. Copies of Smeraglia Kennels’ Management Plan and Renovation Plan for Better Noise Mitigation will be kept on file in the Planning & Zoning office

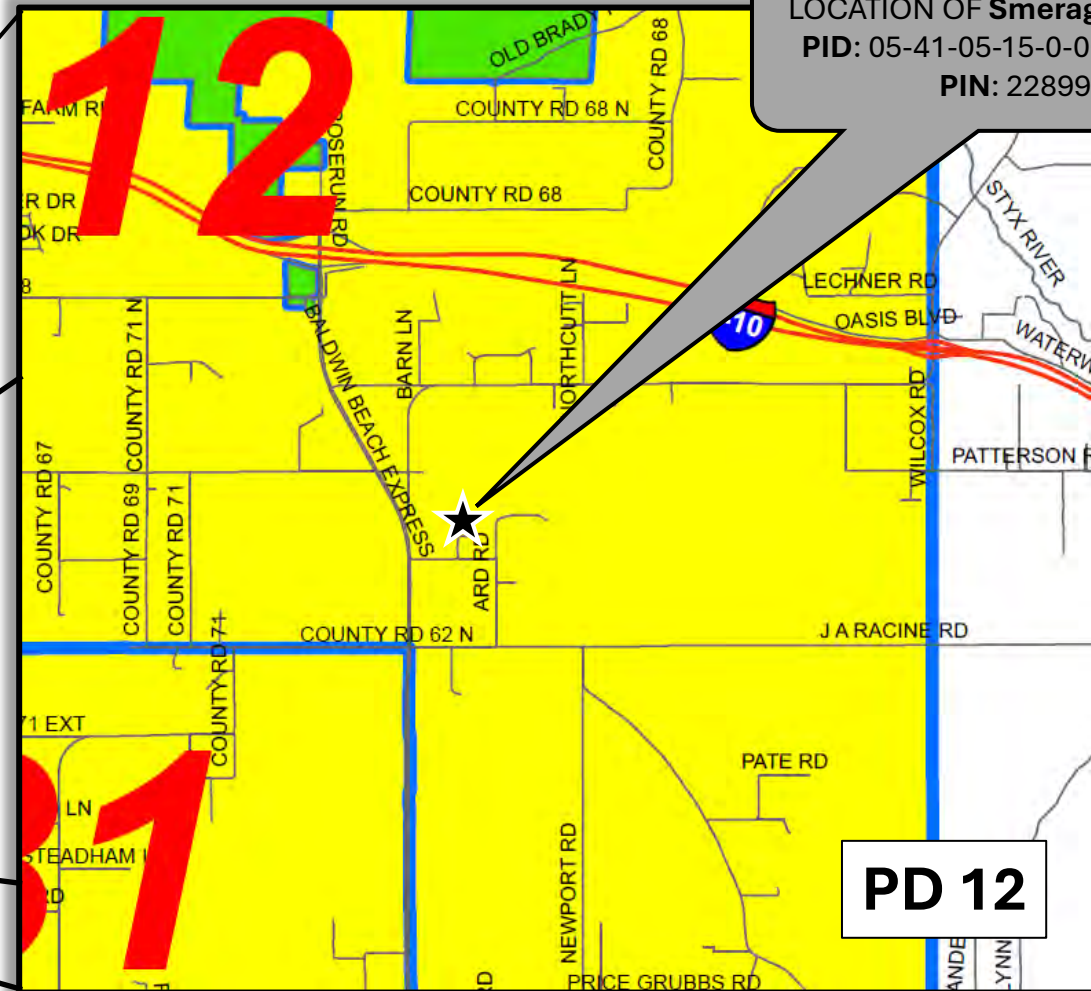
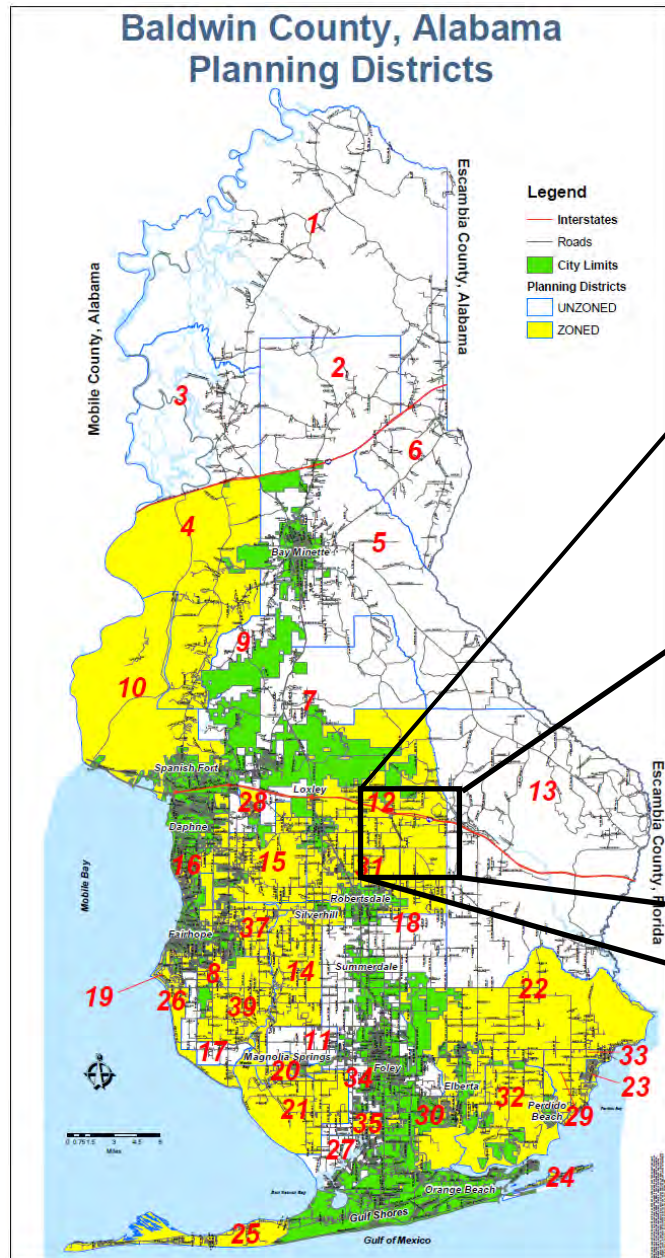
Staff recommends that case number CSP24-12, “Smeraglia Kennels” be APPROVED with the following standard conditions and memorialized provisions:

- 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 CSP24-12.
- 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 building.
 - 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.

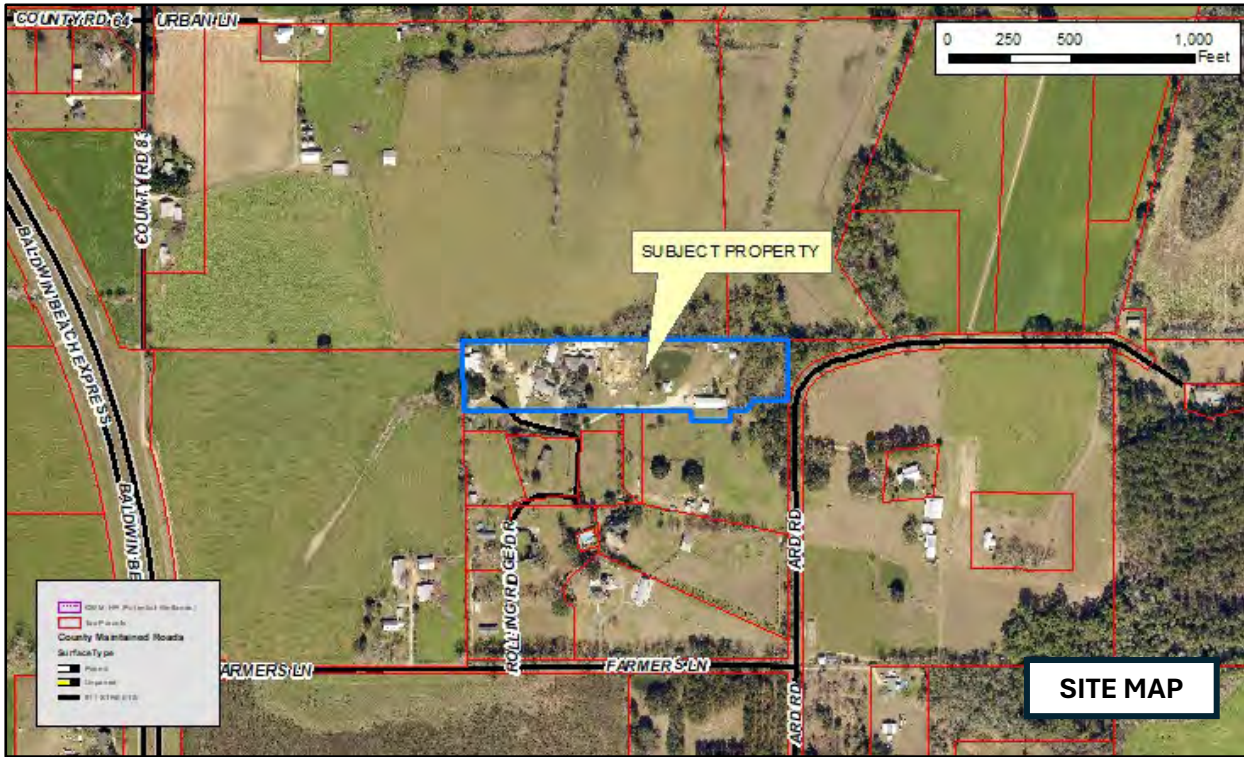
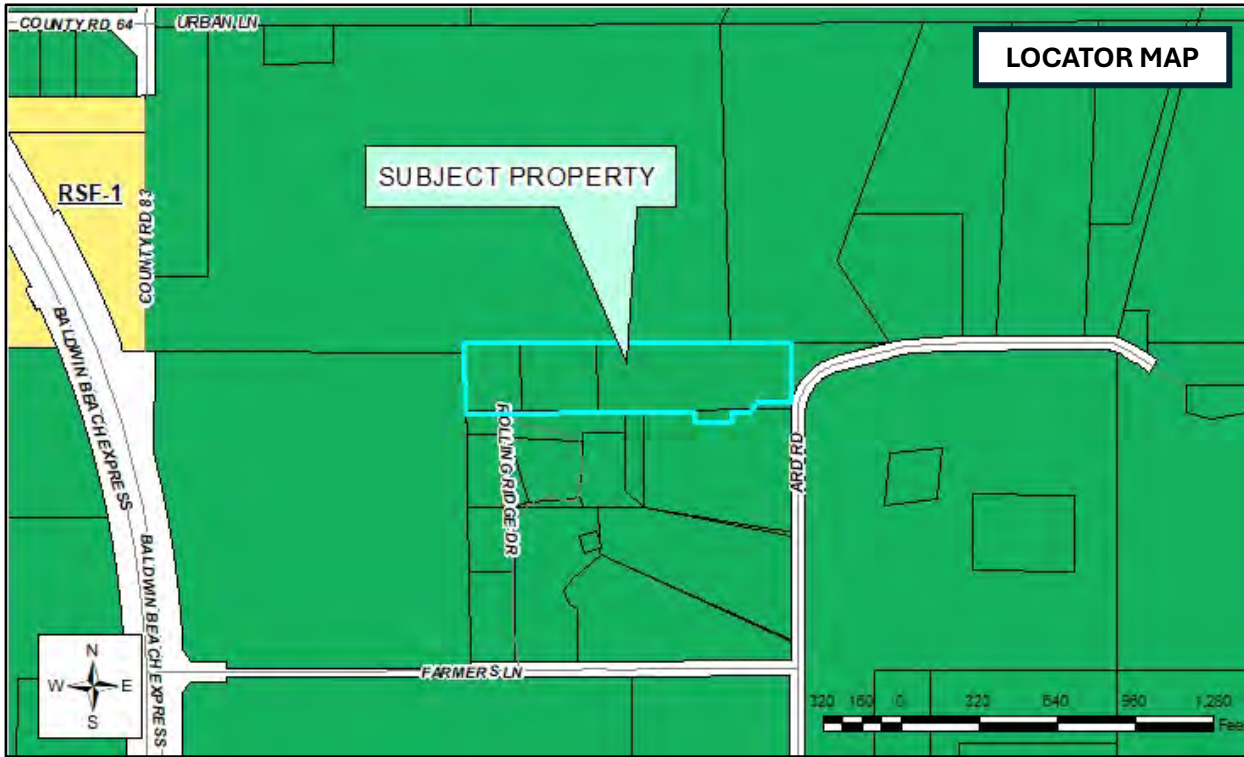
- 4. Any signage installed on the site shall require separate review and approval as required by Article 16.
 - a. Further memorialize that Section 16.4 prohibits a variety of signage types including but not limited to wind signs consisting of one or more banners, flags, pennants, ribbons, spinners, 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.

Attachments Included: 1) County Planning District Map, 2) Site and Locator Map, 3) Background, 4) Historical Imagery, 5) Future Land Use Map (FLUM), 6) Site Survey, 7) Site Plan, 8) Wetland Report, 9) Dumpster Resolution, 10) Staff Vehicle Driving Reinforcement, 11) Landscape Plan, 12) Kennel Management Plan, and 13) Renovation Plan for Better Noise Mitigation

Attachment 1: County Planning District Map



Attachment 2: Locator and Site Maps



Attachment 3: Background

- This property has received numerous complaints for barking dogs over the years.
- Upon investigating it was determined that the kennel was in operation prior to zoning. This property located in Planning District 12, zoned RA, and was zoned November 7, 2006. There have been various improvements to the property since zoning without acquiring approvals.
- The improvements triggered Commission Site Plan approval according to 18.9.2(c) and 18.9.2(e) (See next slide).
- Some of the issues have been addressed such as:
 - Removing buildings out of the rear and side yard setbacks
 - Removing property lines to consolidate the property to meet setbacks
 - Common lot line move to meet front yard setbacks

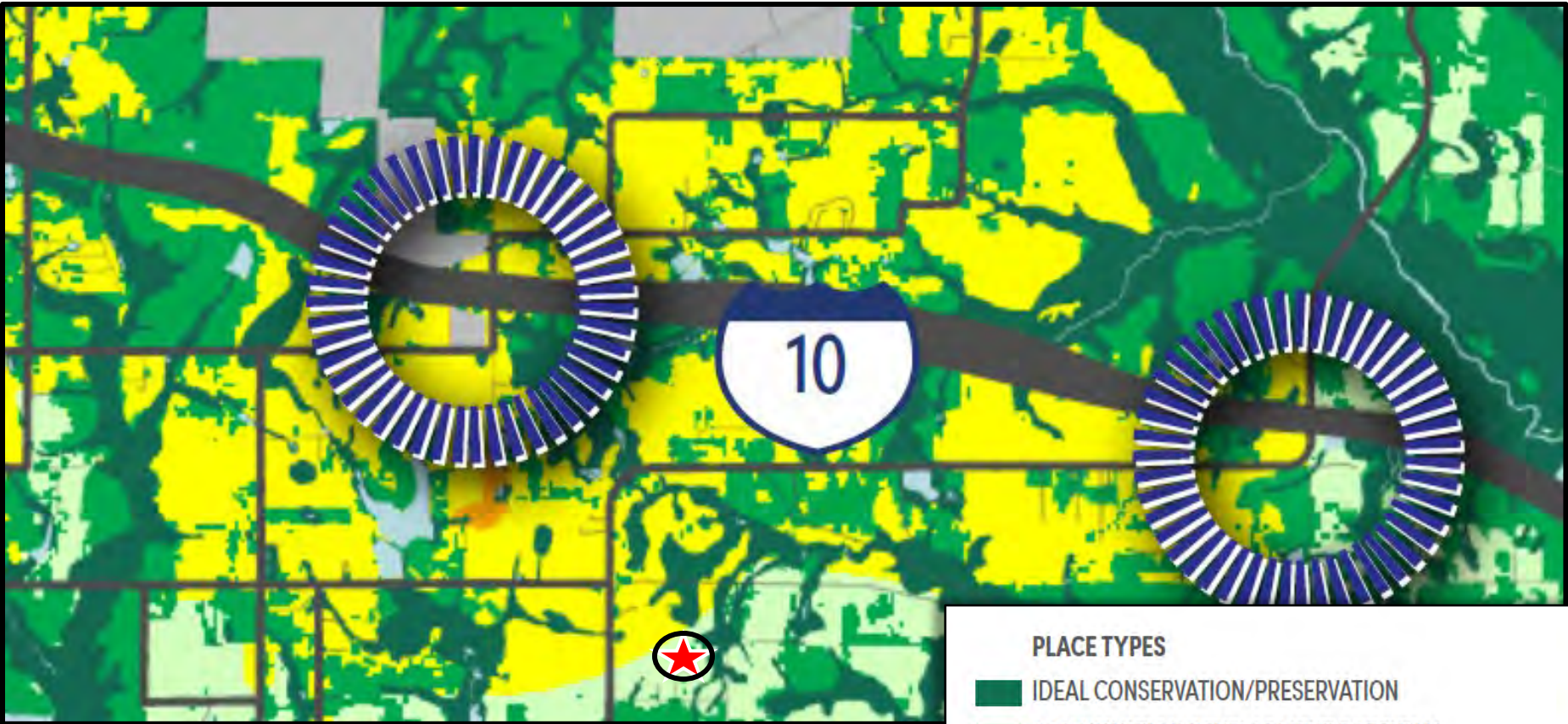
Attachment 4: Historical Imagery



Attachment 4: Historical Imagery



Attachment 5: Future Land Use Map



PLACE TYPES	NODE TYPES
IDEAL CONSERVATION/PRESERVATION	RURAL CROSSROADS CENTER
CONSERVATION DEVELOPMENT POTENTIAL	NEIGHBORHOOD CENTER
RURAL/AGRICULTURE/LID POTENTIAL	VILLAGE CENTER
MODERATE DEVELOPMENT POTENTIAL	URBAN MIXED-USE CENTER
MID-DENSITY DEVELOPMENT POTENTIAL	COMMERCIAL/INDUSTRIAL CENTER
HIGH-DENSITY DEVELOPMENT POTENTIAL	
MUNICIPAL JURISDICTIONS	

FUTURE LAND USE MAP (FLUM)

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

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

Attachment 5: Future Land Use Map

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

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

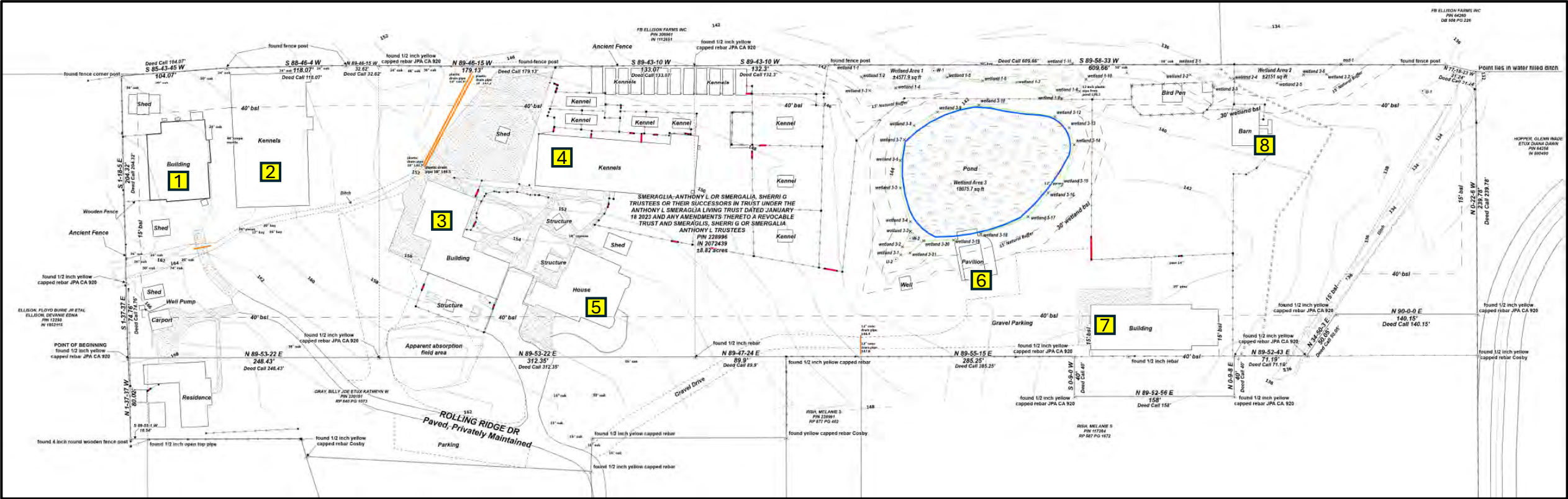
- RR Rural District
- RA Rural Agricultural District
- RSF-E Residential Single Family Estate

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

PLACE TYPE CATEGORIES	
<div></div>	<div><p>IDEAL CONSERVATION/ PRESERVATION</p><ul style="list-style-type: none">• Environmental Conservation• Protected/Open Space</div>
<div></div>	<div><p>CONSERVATION DEVELOPMENT POTENTIAL</p><ul style="list-style-type: none">• Environmental Conservation• Protected/Open Space• Conservation-based Communities</div>
<div></div>	<div><p>RURAL/AGRICULTURE/ LOW IMPACT DEVELOPMENT POTENTIAL</p><ul style="list-style-type: none">• Rural Subdivisions• Active Farmland• Agri-hoods• Rural Crossroad Center/Node• Clustered Manufactured Home Communities</div>
<div></div>	<div><p>MODERATE DEVELOPMENT POTENTIAL</p><ul style="list-style-type: none">• Single Family Neighborhoods (suburban)• Amenity-based Communities• Neighborhood Center/Node</div>
<div></div>	<div><p>MID-DENSITY DEVELOPMENT POTENTIAL</p><ul style="list-style-type: none">• New Urban Communities• Village Center/Node</div>
<div></div>	<div><p>HIGH-DENSITY DEVELOPMENT POTENTIAL</p><ul style="list-style-type: none">• Mixed-Use Communities• Apartment Communities• Urban Mixed-Use Center/Node</div>

Attachment 6: Site Survey



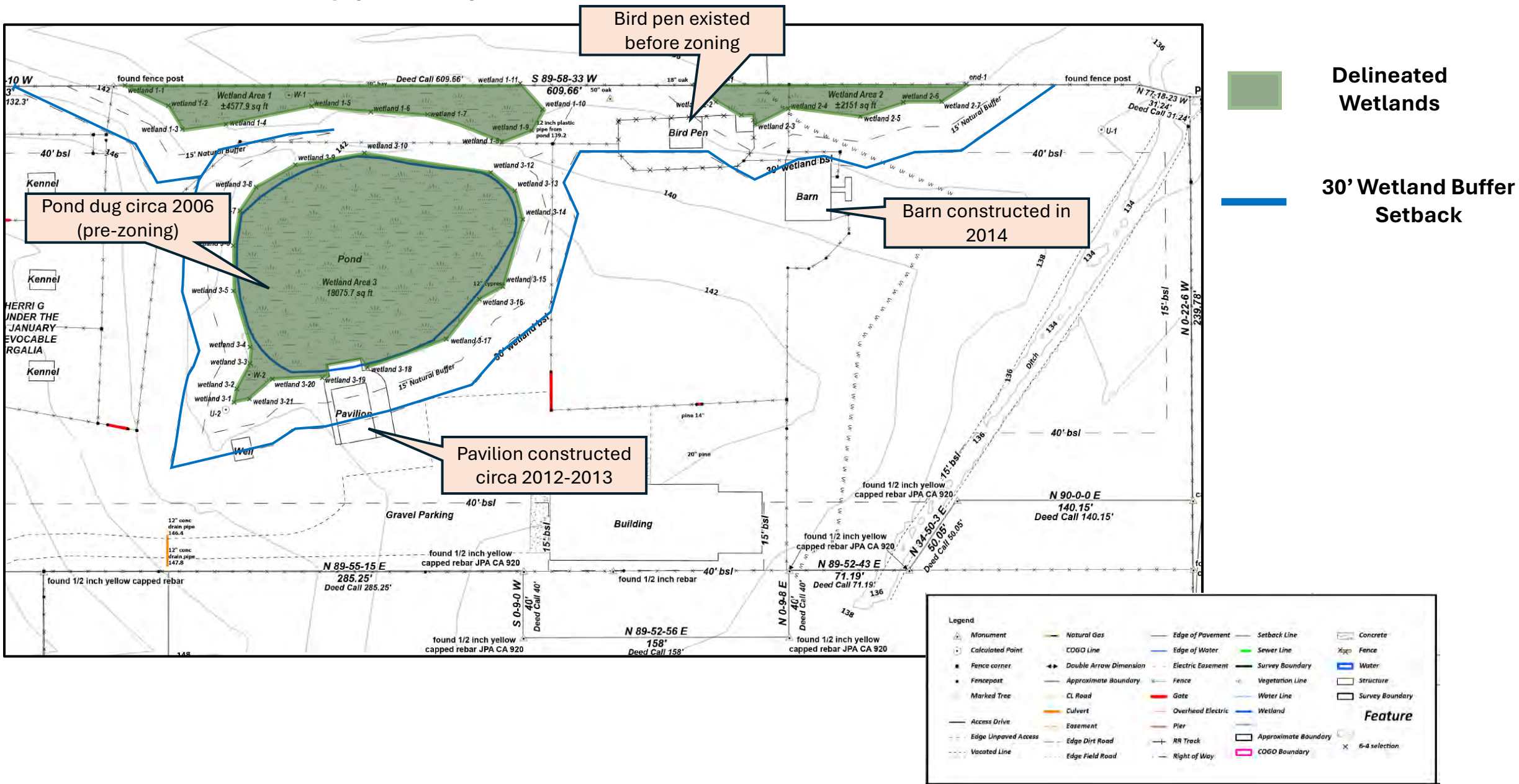
Surveyor's Notes:

1. Sources of information used to facilitate this document may have been previously submitted by this company, other firms, clients, or other involved entities.
2. Bearings and distances are referenced to grid north in the Alabama State Plane Coordinate West Zone (NAD 83) with coordinate units in US survey feet. All quadrant bearings depicted are referenced as Degrees' Minutes' Seconds'. GPS and conventional techniques were used to derive the information depicted herein.
3. Field work performed January 25, 2024.
4. Utilities were not located for the purpose of this survey, except where shown on this survey.
5. No instruments of record concerning right of ways, easements or ownership were furnished, except as noted on this survey.
6. This survey was delivered without the benefit of a title search or abstract history. No liability is assumed for loss or judgments related to an abstract, title search, or legal process associated with this property.
7. Total liability for this survey shall not exceed the amount paid for this survey.
8. Not valid without embossed seal, original signature or stamp.
9. Copyright JPA© 2024. This work shall not be reproduced or redistributed without expressed, written permission.
10. This document valid for 60 days from date of survey.
11. All improvements, covenants, easements, or other restrictions of record may not be shown for the purpose of this survey.
12. Background imagery or information shown is not produced or guaranteed by JPA and is for graphic purposes only.

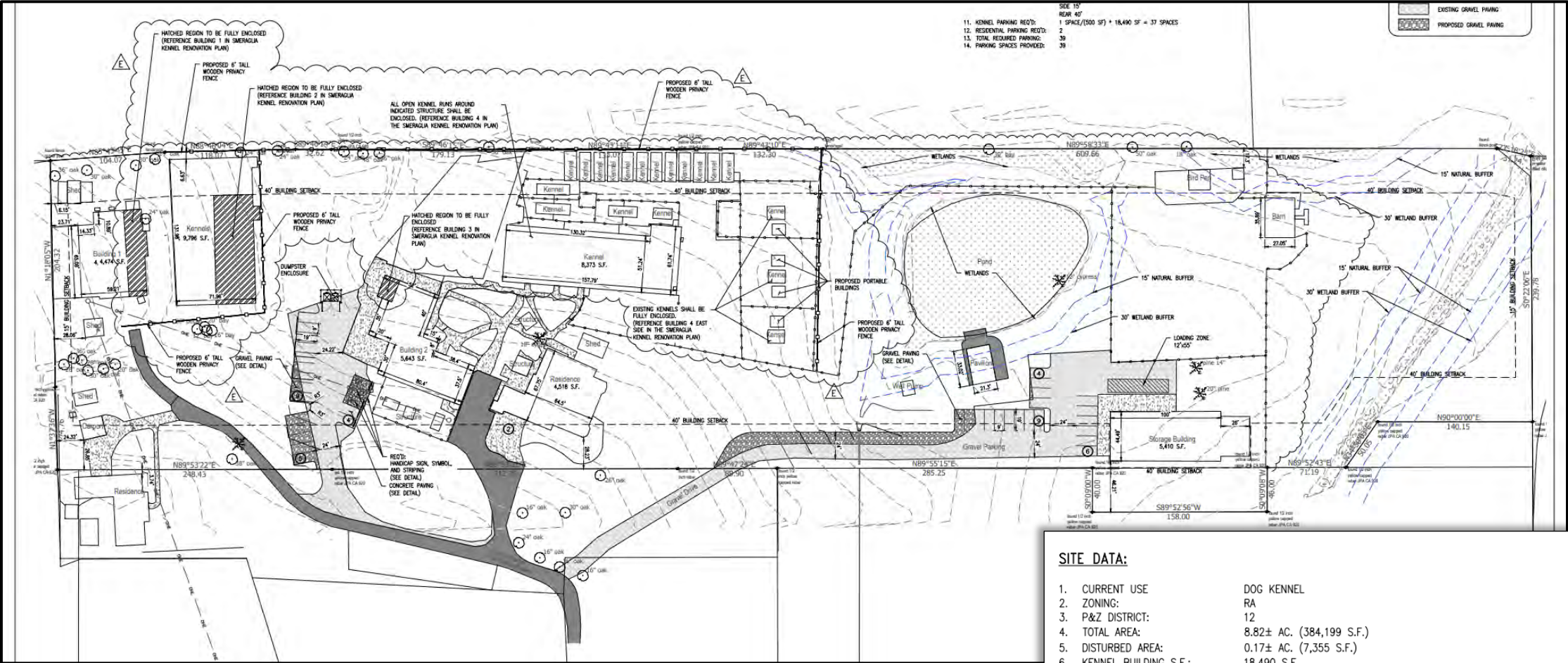
Legend

Monument	Natural Gas	Edge of Pavement	Setback Line	Concrete
Calculated Point	COGO Line	Edge of Water	Sewer Line	Fence
Fence corner	Double Arrow Dimension	Electric Easement	Survey Boundary	Water
Fencepost	Approximate Boundary	Fence	Vegetation Line	Structure
Marked Tree	CL Road	Gate	Water Line	Survey Boundary
Access Drive	Culvert	Overhead Electric	Wetland	Feature
Edge Unpaved Access	Easement	Pier	Approximate Boundary	6-4 selection
Vacated Line	Edge Dirt Road	RR Track	COGO Boundary	
	Edge Field Road	Right of Way		

Attachment 6: Site Survey (zoomed)



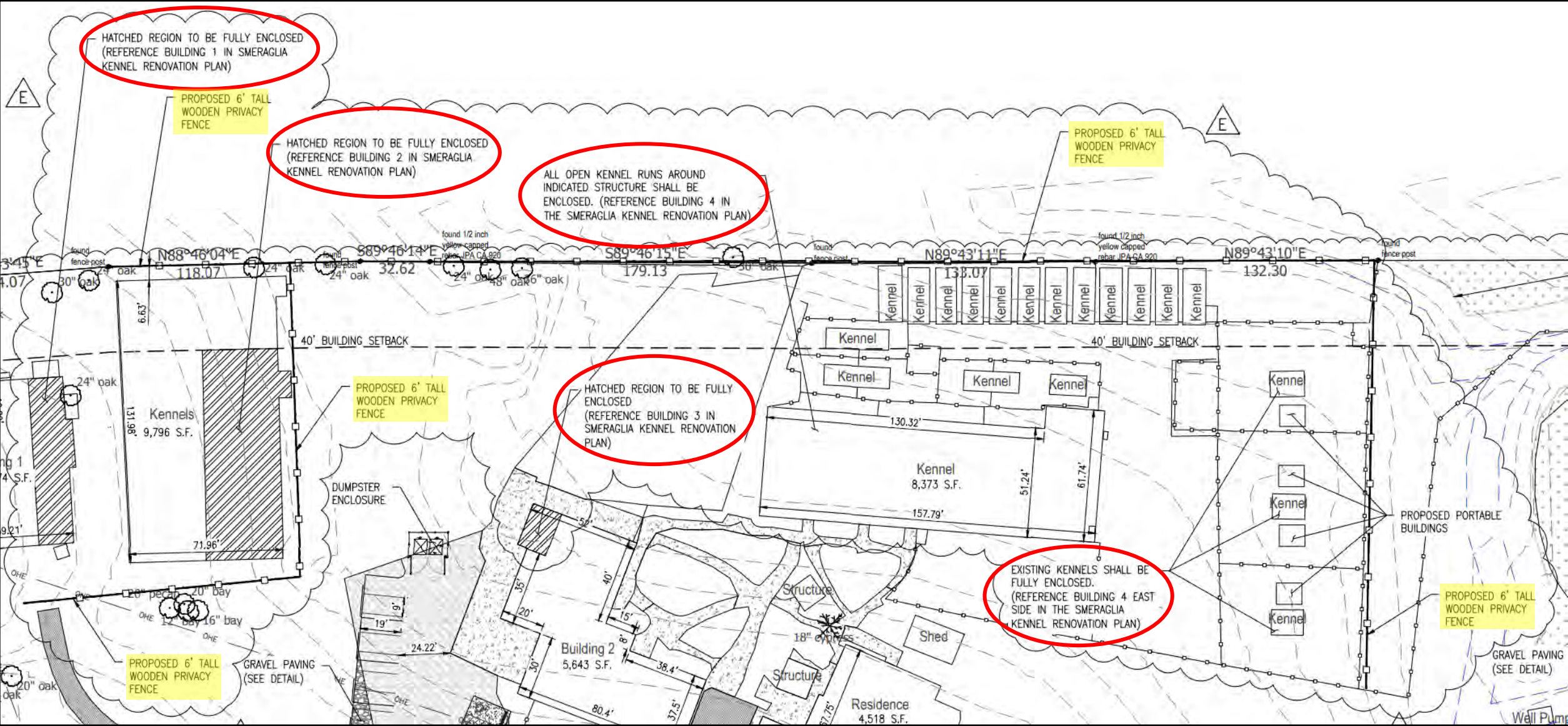
Attachment 7: Revised Site Plan



Revised Site Plan includes noise mitigation measures, such as fully enclosed building areas, enclosed kennels and kennel run that were previously open, as well as a 6' tall wooden privacy fence

SITE DATA:	
1. CURRENT USE	DOG KENNEL
2. ZONING:	RA
3. P&Z DISTRICT:	12
4. TOTAL AREA:	8.82± AC. (384,199 S.F.)
5. DISTURBED AREA:	0.17± AC. (7,355 S.F.)
6. KENNEL BUILDING S.F.:	18,490 S.F.
7. RESIDENTIAL S.F.	4,518
8. IMPERVIOUS SURFACE:	2.57 AC. (111,971 S.F.)(29.14%) 4,555 S.F. ASPHALT/ 0.10 AC/ 1.18% 11,301 S.F. CONCRETE/ 0.26 AC/ 2.94% 30,032 S.F. GRAVEL/ 0.69 AC/ 7.82% 16,405 S.F. POND/ 0.37 AC/ 4.26% 49,678 S.F. BUILDINGS AND ACCESSORY BUILDINGS /1.14 AC/12.93%
9. OPEN SPACE:	6.25± AC. (272,243 S.F.) (70.86%)
10. SETBACKS:	FRONT 40' SIDE 15' REAR 40'
11. KENNEL PARKING REQ'D:	1 SPACE/(500 SF) * 18,490 SF = 37 SPACES
12. RESIDENTIAL PARKING REQ'D:	2
13. TOTAL REQUIRED PARKING:	39
14. PARKING SPACES PROVIDED:	39

Attachment 7: Revised Site Plan - zoomed



Attachment 8: Wetland Delineation Report

May 29, 2024

Michelle McCarty
Smeraglia Farm, LLC
23790 U. S. Highway 90
Robertsdale, Alabama 36567

Subject: Wetland Delineation
21307 Farmers Lane (PIN: 228996)
Rosinton, Baldwin County, Alabama



Dear Ms. McCarty:

As requested, Wetland Resources has conducted a wetland delineation your approximately 8.8-acre tract of land located north of Farmers Lane and west of Ard Road near Rosinton, Baldwin County, Alabama. I have determined that wetlands are present in two small areas along the north property line and in a narrow fringe around the man-made pond. Based on soil mapping, it appears that this pond was likely excavated in wetlands. Google Earth aerial photography shows that the pond was present in 2006. A man-made ditch is present in the west area of the tract, part of which has been culverted. This ditch flows into wetlands located to the north of the property. A second ditch is located at the east end of the property. Based on soil mapping, it appears that this ditch was dug through wetlands. Google Earth imagery shows this ditch being present in 1997. The ditch effectively drained any wetlands that may have been adjacent to it on your property.

The wetland boundaries have been identified and delineated using the approved U.S. Army Corps of Engineers method, according to the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region*. The wetland boundaries are marked with pink survey flagging printed with WETLAND DELINEATION. Flags are sequentially numbered to assure accurate mapping and include initials GT.

To document findings, data was collected on vegetation, soils, and hydrology at representative sample points and Corps of Engineers wetland determination data forms have been completed and are attached. Also attached is a sketch showing the approximate location of wetland boundaries, ditches, and wetland determination data points.

To produce a map depicting the location of wetlands and the ponds, it will be necessary to have a professional land surveyor locate flagged points associated with the wetland boundaries. The attached sketch should be provided to your surveyor.

These wetlands, the pond, and the eastern ditch are expected to fall under Section 404 of the Clean Water Act jurisdiction, meaning that placement of fill, or other activities that have the same effect as fill, such as mechanized land clearing, require a permit from the Corps of Engineers. The west ditch does not appear to be a modified natural stream channel and I would expect the Corps of Engineers to consider it a man-made ditch through uplands and, therefore, non-jurisdictional under Section 404 of the Clean Water Act.

If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

Gena Todia

Tel (251) 928-6157 • Cell (251) 402-6055 • Mail P.O. Box 2694 • Daphne, AL 36526

Wetland Delineation Sketch

The wetland boundaries are marked with pink survey flagging and pink pin flags printed with WETLAND DELINEATION. The top of bank of the stream channel at the east end of the property is marked with blue survey flagging along each side. All flags are sequentially numbered along each line.

The pond is considered open water; however, there is a narrow wetland fringe surrounding it. The wetland/upland boundary is flagged; the wetland/water boundary is not.

The ditch at the west end of the property was not flagged, but should be shown on a survey plat if a survey is done.

The approximate locations of wetlands and ditches to the north of the property are shown below.

The locations of wetland determination data points are shown (W-1, W-2, U-1, U-2) and should be included on the survey plat if a survey of the wetland boundaries and stream channels is done.

Questions: Contact Gena Todia, Wetland Resources Environmental Consulting, jaget@zebra.net, (251) 402-6055.



Attachment 9: Dumpster Resolution



Tuesday, July 16, 2024

Re: TRASH DUMPTER CONCERNS

Dear Planning & Zoning Committee,

At the recent meeting in July 2024, we became aware of concerns raised by members of our community regarding the unwelcomed noise which sometimes occurs when the dumpster on our property is emptied. We appreciate the opportunity to address this issue and are very committed to eliminate any reasonable request.

To address these concerns, the dumpster has been moved to a more isolated location on our site. We have also instructed Waste Management to adhere to a more suitable normal business hour schedule when coming on site to empty its contents.

We believe the above adjustments should decrease if not completely resolve any challenges our community has experienced in this regard.

Thank you for your attention to this matter.

Best regards,

Sherri Smeraglia
Owner, Smeraglia Enterprises, Inc

To address these concerns, the dumpster has been moved to a more isolated location on our site. We have also instructed Waste Management to adhere to a more suitable normal business hour schedule when coming on site to empty its contents.

Attachment 10: Staff Vehicle Driving Reinforcement



Tuesday, July 23, 2024

Re: STAFF VEHICLE DRIVING REINFORCEMENT

Dear Planning & Zoning Committee,

As the owners of Smeraglia Kennel, we are committed to being a responsible and considerate member of our community. We are aware of the concerns raised regarding the driving behavior of individuals on Farmers Lane and Rolling Ridge Drive, particularly concerning speeding, reckless driving, and loud music.

To address these concerns, we have implemented the following measures with our employees:

- 1. We have reiterated the importance of adhering to the 15-mph speed limit on Farmers Lane.
- 2. We have emphasized the need for careful and mindful driving, considering the safety of pedestrians and other residents.
- 3. We have instructed our employees to keep music at a low volume when entering and leaving the property.

Additionally, we have required each employee to complete a form providing their vehicle details and to acknowledge their understanding and commitment to these guidelines. This will allow us to accurately address any future concerns and ensure that our employees are not contributing to the issues raised by the community.

Attached, you will find a copy of the Acknowledgement Form that has been sent and received from each of our employees. We hope this demonstrates our commitment to working cooperatively with the community and addressing the concerns that have been raised.

Thank you for your attention to this matter.

Best regards,

Sherri Smeraglia
Owner, Smeraglia Enterprises, Inc

To address driving behavior on both Farmers Lane and Rolling Ridge Drive, each staff member signed an Acknowledgment Form regarding speeding, reckless driving, and loud music.

ACKNOWLEDGEMENT FORM

Smeraglia Employee Vehicle and Driving Guidelines Acknowledgement

I, _____ (Employee Name), acknowledge that I have read and understand the driving guidelines for Farmers Lane and Rolling Ridge Drive. I agree to adhere to the speed limit, drive carefully, and keep music at a low volume when entering and leaving the property.

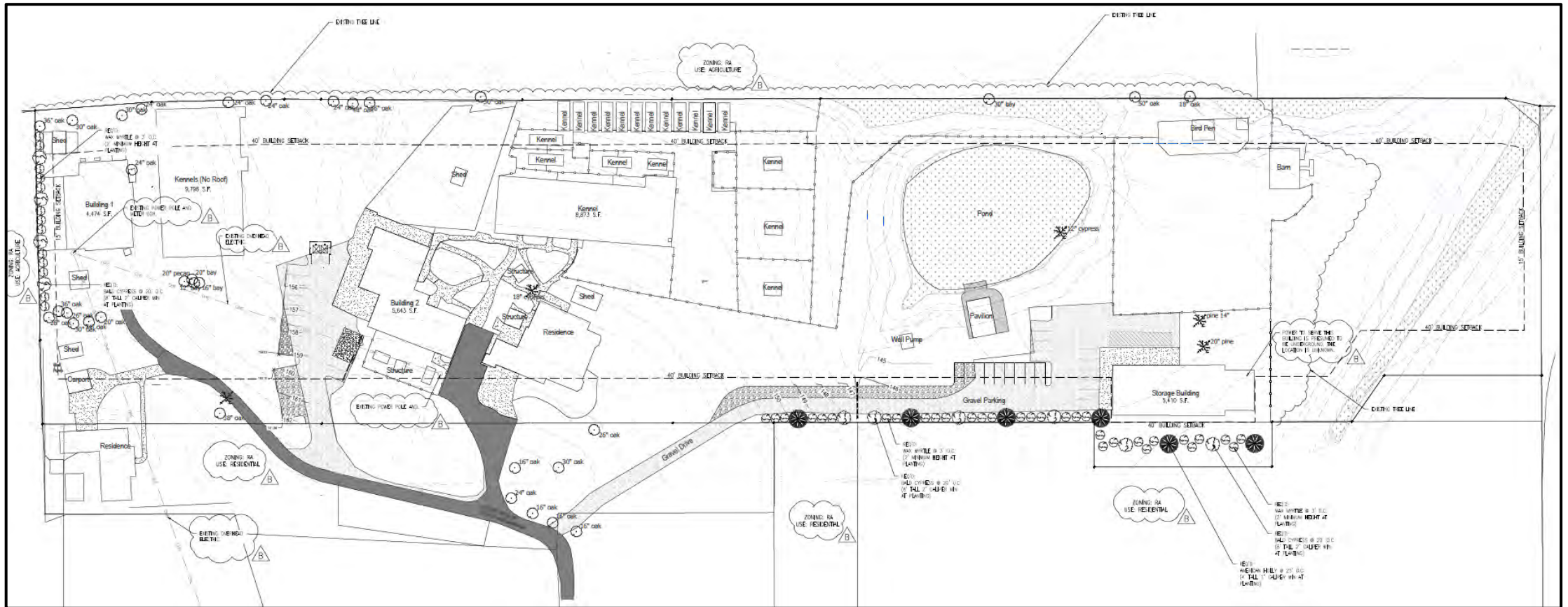
VEHICLE DETAILS:

- Make: _____
- Model: _____
- Year: _____
- Color: _____

By signing below, I confirm my commitment to following these guidelines.

Employee Signature: _____ Date: _____

Attachment 11: Landscape Plan



BALD CYPRESS



**WAX
MYRTLE**



AMERICAN HOLLY

Attachment 12: Kennel Management Plan

SMERAGLIA KENNEL MANAGEMENT PLAN

OVERALL MANAGEMENT:

Management of the kennel will be overseen by Anthony & Sherri Smeraglia (Owners), or other professionally trained managers appointed by the owners.

Our objectives include:

- Oversight of all kennel practices to ensure the best interests and welfare of animals in our care.
- Oversight of all kennel practices to ensure the best interests and welfare of each employee.
- Oversight of all kennel practices to ensure the best interests and welfare of the neighbors and surrounding community.
- Oversight of all kennel practices to ensure we are following USDA government regulations and recommended best practices.
- Oversight of all kennel practices to ensure we are following professional affiliate group recommendations and best practices.

DAILY OPERATIONS:

Due to the nature of our business, Dog Care hours consist of 24/7 round-the-clock staff, Monday-Sunday. Site activity is limited to family/friends, staff members and appropriately needed vendors only. NO CLIENTS ARE PERMITTED ON SITE. ***We are not open to the public.**

Regular Office Hours are Monday-Friday, 8:00am to 5:00pm. The Corporate Office Building is closed on Saturday and Sunday.

GENERAL ACTIVITY SCHEDULE (Adult Dog Care):

The Adult Care Team provides care to the adult dogs within our program each day between the hours of 6:00am - 6:00pm. This may vary slightly with weather, time changes, or emergencies.

Every morning between 6:00am – 9:00am each dog is fed and begins their daily exercise and socialization sessions. This routine is duplicated throughout the day and is typically completed by 6:00pm. This time is also used by our grooming and care team members to provide for the additional needs of each dog (aka. vaccinations, baths, specialized training, etc).

Upon approval of our proposed *Smeraglia Kennel Renovation Plan*, we will be enabled to adjust our daily activities to the following implementations as each phase of our plan is finalized:

- Dogs will be released outside in smaller, supervised groups to minimize barking and noise to help ensure that noise levels are kept to a minimum.
- Outside sessions for the dogs will only occur during early morning, midday and late afternoon. ALL SESSIONS WILL BE CONCLUDED BY 6:00 PM.
- Once all outdoor sessions are complete, ALL DOGS will be brought back to their indoor accommodations to maintain a quiet environment for the evening and overnight. Staff will not disturb the dogs overnight unless there is an emergency.
- While in their new indoor areas, calming instrumental music will be continually played to soothe the dogs and prevent barking.

Attachment 12: Kennel Management Plan

SANITATION MITIGATION:

We are fully committed to continual sanitation and odor solutions. Smeraglia Kennel adheres to all USDA requirements and regulations, ensuring that our facility meets the highest standards of care, safety and cleanliness. All practices are conducted in accordance with USDA guidelines to ensure the health, safety, and well-being of our animals and to maintain a high level of operational excellence. All areas are cleared of any debris by manual waste disposal and hosed down into appropriate drains and septic units. Septic tanks are regularly monitored and emptied. As stated and confirmed by Mr. Loren D. Powers of the Baldwin County Health Department, "there are no signs of system failures".

COMMITMENT FOR IMPROVEMENT:

Smeraglia Kennel has always been committed to working with our neighbors and the community. We have currently and will continue to remain open to any changes that will help reduce noise and other disturbances.

We acknowledge the recent concerns and would like to take additional steps to further mitigate noise. Our desire is to create a completely indoor environment which will allow us to better organize designated, limited outside exercise/socialization sessions which will greatly reduce the noise triggers and energy levels of the dogs. For the full scope of the plan, please see the *Smeraglia Kennel Renovation Plan*.

COMMITMENT TO SUPPORTING THE COMMUNITY:

This business has employed hundreds of people over the years of operation. It has been a blessing to many households, local merchants and people of all walks of life.

Our goal is to continuously improve and maintain a peaceful environment for both our dogs and the community.

Attachment 13: Renovation Plan for Better Noise Mitigation

Smeraglia Kennel
Renovation Plan

The goal of this plan is to create an environment that meets or exceeds standards set forth by the USDA, local animal welfare groups, and other professional breeding organizations. By implementing the following plan we believe we will be able to address community concerns for noise, waste management, and improve the workflow with regard to the care of the animals. Looking ahead, our long-term vision will include creating an All-Inclusive Facility to provide the best environment for our dogs and staff.

CURRENT OBJECTIVES:

- Reduce sound transmission from dog areas and minimize triggers for barking.
- Better climate control to maintain a more static environment throughout the year.
- Create a workflow for the teams that maximizes efficiency.
- Begin the Pre-Renovation process to obtain civil engineering plans and bids from professional licensed construction teams who can help make the vision a reality.

CONSTRUCTION PLAN

(To begin within 6 months of CSP Approval)

1. **PRIVACY FENCING AROUND CERTAIN OUTSIDE AREAS:**

We would like to enclose the current outdoor dog structures with a secondary privacy fencing. This includes some fence lines that are along property borders.

A. Goals for this Phase:

- Reduce visual triggers that can cause unprovoked barking.
- To better secure the outside areas in the event of an unexpected escape of dog(s) from primary areas.

- To provide added security and biosecurity by creating increased, limited ability for dogs (and people) to pass through fencing.
- To eliminate other stress triggers for the dogs that can sometimes cause barking.

2. **BUILDING #1 - ARC Building (South Side):**

We would like to enclose the front play areas of the south side of the current structure using recommended civil engineered plans and materials from licensed construction experts.

A) Goals for this Phase:

- To create a more climate controlled environment that has less variations with weather.
- To allow for more INDOOR HOUSING at designated times as outlined with the *Smeraglia Kennel Management Plan*.
- To better control sound/noise mitigation.

3. **BUILDING #2 - Outside Dog Runs (Section "A"):**

We would like to enclose ALL outdoor housing areas using recommended civil engineered plans and materials from licensed construction experts.

A) Goals for this Phase:

- To create a more climate controlled environment that has less variations with weather.
- To allow for more INDOOR HOUSING at designated times as outlined with the *Smeraglia Kennel Management Plan*.
- To better control sound/noise mitigation.

4. **BUILDING #3 - Medical/Corporate Offices:**

Currently we have five (5) indoor/outdoor kennel runs on the north side corner of this structure. We would like to close off the outside portion of these runs to

Attachment 13: Renovation Plan for Better Noise Mitigation

create a completely indoor environment for the dogs that are occasionally housed in this area.

5. BUILDING #4 - Nursery Facilities:

We would like to enclose ALL open runs around the outside parameter of the structure using recommended civil engineered plans and materials from licensed construction experts.

A) Goals for the Phase:

- To create a more climate controlled environment that has less variations with weather.
- To allow for more INDOOR HOUSING at designated times as outlined with the *Smeraglia Kennel Management Plan*.
- To better control sound/noise mitigation.

6. BUILDING #4 (East side) - Outside Villas in Play Yards

Currently we have three (3) outside areas with covered roofs made with metal siding. We would like to enclose these structures and also add four (4) portable buildings.

A) Ultimate Goal for the Phase:

- To enclose each of these villas using recommended civil engineered plans and materials from licensed construction experts.
- To create a more climate controlled environment that has less variations with weather.
- To allow for more INDOOR HOUSING at designated times as outlined with the *Smeraglia Kennel Management Plan*.
- To better control sound/noise mitigation.
- To increase security and biosecurity.

**IMPLEMENTATION STEPS
UPON CSP APPROVAL**

1. ASSESSMENT & DESIGN:

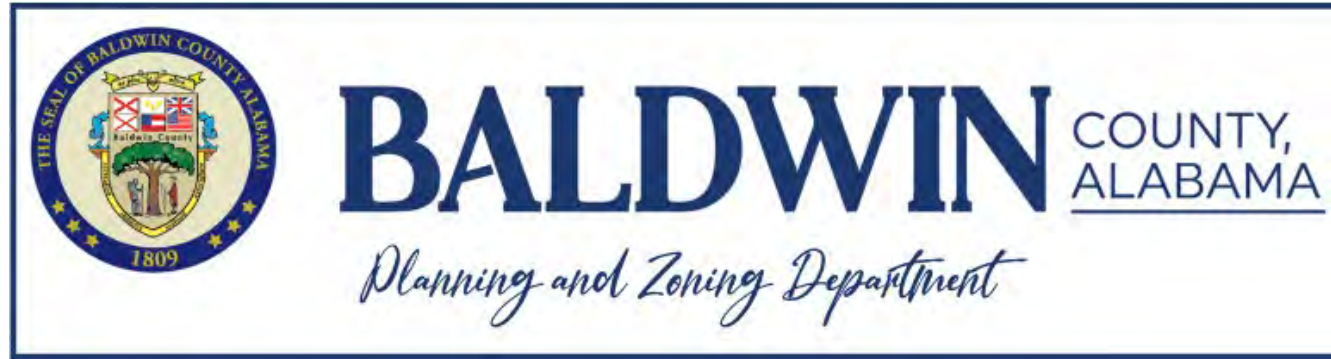
- a. Meet with qualified professionals to outline the desired goals above taking into consideration the Smeraglia Kennel Management Plan objectives.
- b. Conduct a detailed assessment of each stated area.
- c. Design enclosures and fences that meet animal housing standards with emphasis placed on biosecurity and soundproofing standards using soundboards, concrete, and spray insulation in the ceiling or any other recommended materials suggested.

2. CONSTRUCTION & INSTALLATION:

- a. Begin submitting structural plans and civil engineers drawings for approval.
- b. Upon approval, begin renovations with updated plans as outlined above, to include:
 - Ensuring the effectiveness of the enclosures in achieving goals.
 - Making adjustments as necessary to achieve goals.

3. FINAL REVIEW:

- a. Conduct a final review to ensure all objectives are met.
- b. Make any final adjustments needed.



Case No./Project Name: Z24-18, Bengston Property – REZONING (Agenda Item 10a.)

Meeting Date: October 3, 2024

Applicant: Dwayne Smith

Owner: Bill Bengston, Jr.

Requested Action: Rezone 21 acres from Rural Agricultural (RA) to Residential Single-Family (RSF-3).

Staff Determination: Staff finds the overall application consistent with the Baldwin County Zoning Ordinance and recommends approval of the request

Staff Lead: Cory Rhodes

To view maps/plats in higher resolution, please visit the Upcoming Items” Planning and Zoning webpage:
<https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>

Subject Property Information

Current Use: Agricultural

Size: Approximately 21 acres

Location: The subject property is located north of County Road 54 and west of Highway 59 in the Robertsdale area

Planning District: 12

Parcel ID #: 05-42-07-35-0-000-002.006

PIN: 275338

Current Zoning District: RA, Rural Agricultural District. Intended for large, open, unsubdivided land that is vacant or is being used for agricultural, forest or other rural purposes.

Proposed Zoning District: RSF-3, Residential Single-Family District. This zoning district is provided to afford the opportunity for the choice of a moderate density residential environment consisting of single-family homes.

Future Land Use: (See Attachments)

- Recommends Ideal Conservation Development Potential for the property.

Adjacent Property Land Use Table

	Adjacent Zoning	Adjacent Land Use
North	RSF-3, Residential Single-Family District	Agricultural
South	RA, Rural Agricultural District	Agricultural
East	RA, Rural Agricultural District	Agricultural
West	RSF-3, Residential Single-Family District	Agricultural

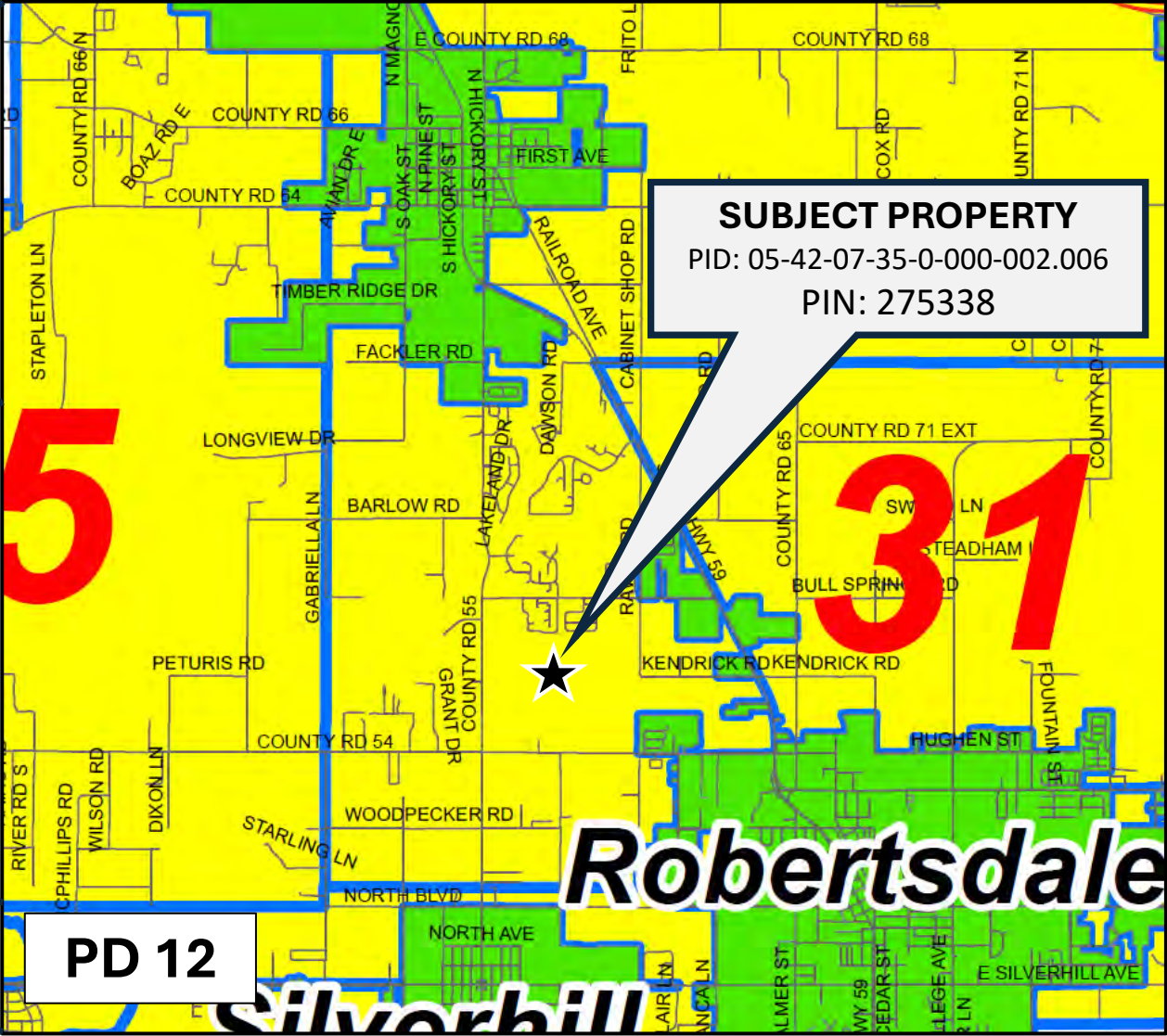
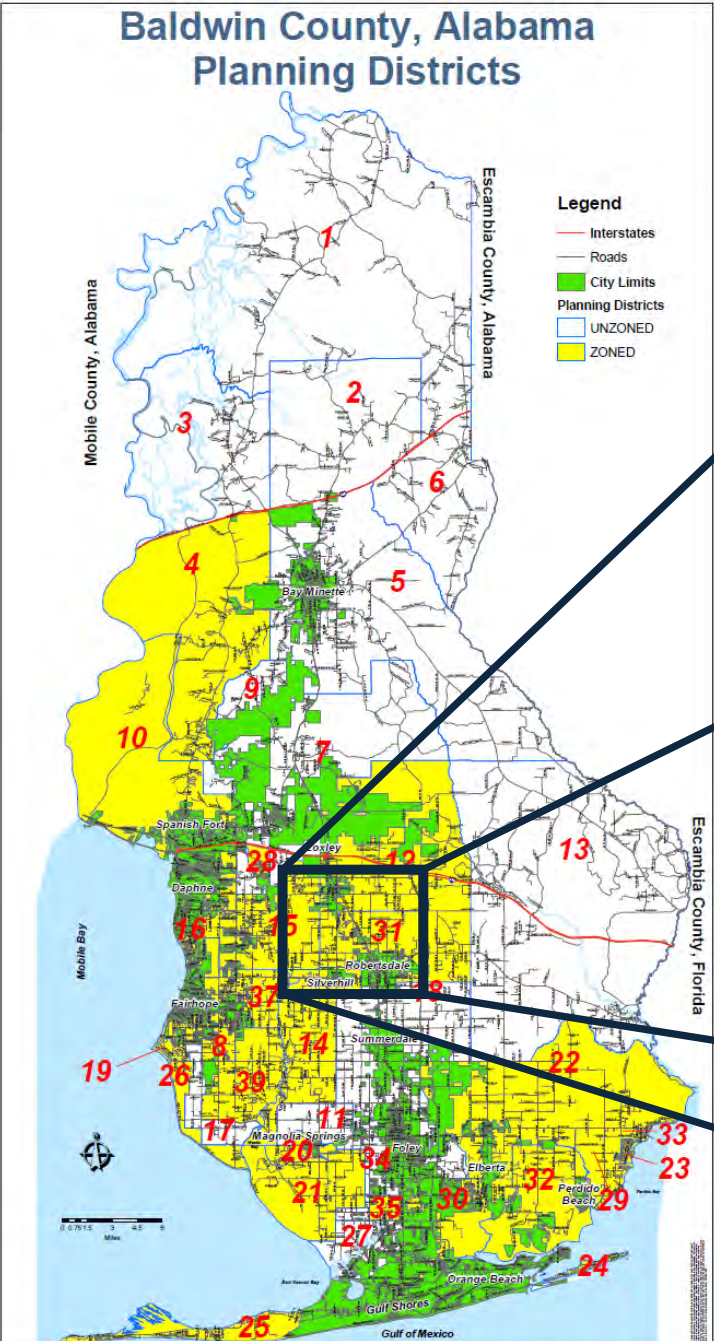
Attachments Include: 1) County Planning District Map, 2) Site and Locator Map, and 3) Future Land Use Map (FLUM), 4) Potential Wetlands Map; 5) Potential WRE Map; 6) Agency Comments

ANALYSIS:

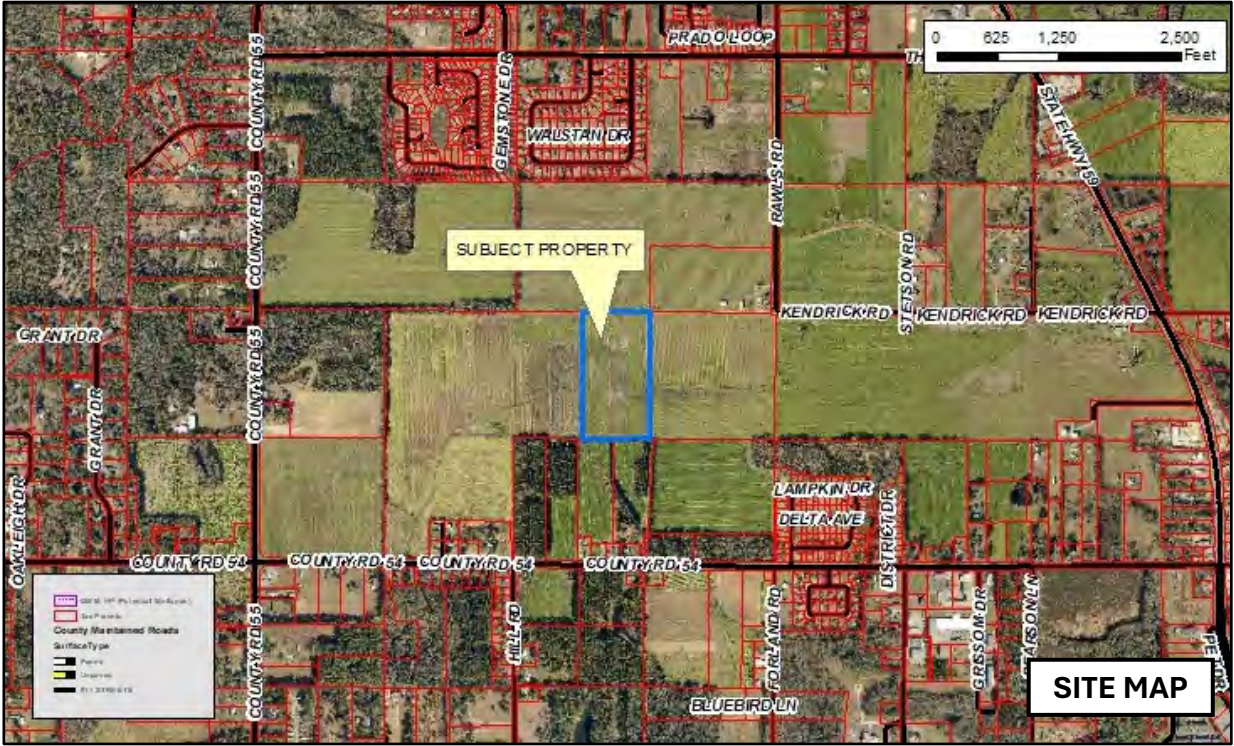
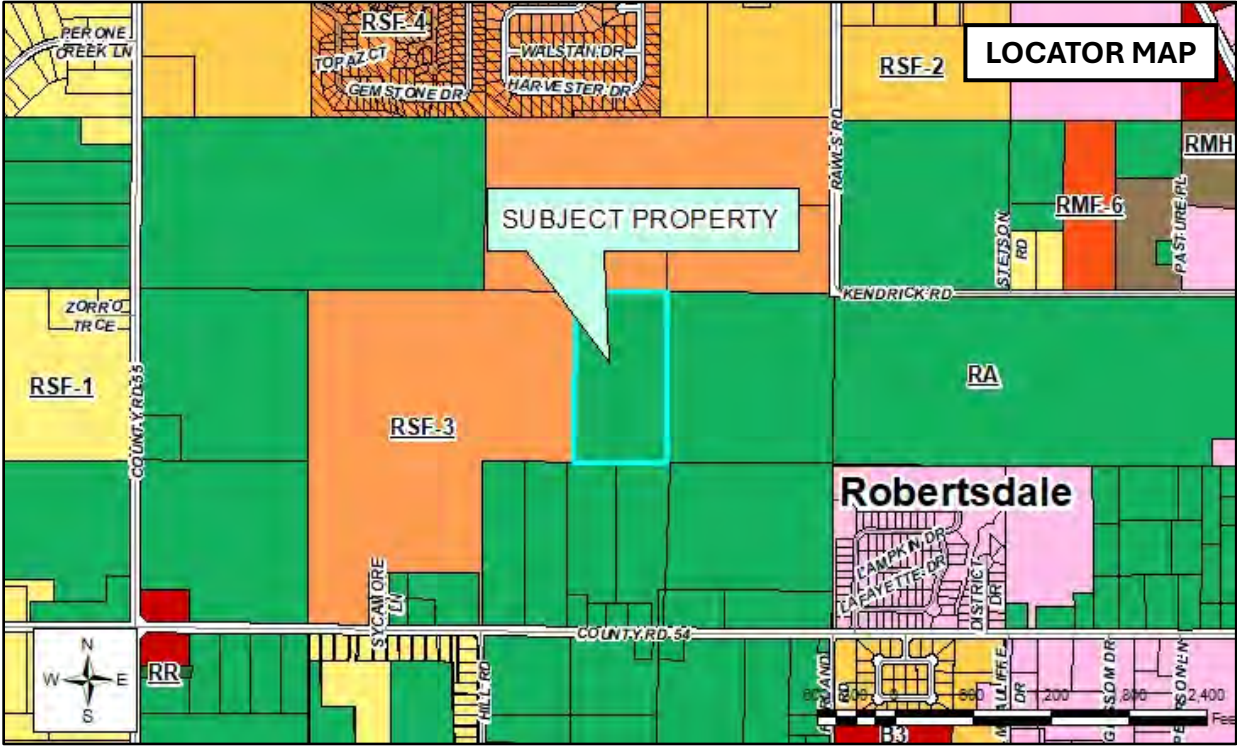
- 1. Compatibility with the existing development pattern and the zoning of nearby properties?** The subject property is currently zoned RA, Rural Agricultural District. Adjacent parcels are zoned RA and RSF-3 and are primarily agricultural. Although not developed, the adjacent property to the west is zoned for mid-density residential use and the subject property is proposed to be an extension of this use. Because of this, it can be concluded that the existing development pattern is compatible with the requested change.
- 2. Has there been a change in the conditions upon which the original zoning designation was based? Has land uses or conditions changed since the zoning was established?** Planning District 12 adopted zoning on November 7, 2006. The original map from 2006 shows that the subject property was zoned RA, with parcels to the north and west zoned RSF-3. As shown in the current map, while there have been only a few rezonings in the area, properties to the north that were zoned for residential use have now been developed.
- 3. Does proposed zoning better conform to the Master Plan?** The future land use for the property shows Ideal Conservation Development Potential. This includes land that is minimally developed and protected by local, state, and federal agencies or by public, private, and nonprofit organizations. **The proposed request would be better suited for a developmental area with mid-density potential.**
- 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?** County Road 54 is classified as a Major Collector. Collectors are major and minor roads that connect local roads and streets with arterials. Collectors provide less mobility than arterials at lower speeds and for shorter distances. They balance mobility with land access. Any proposed residential use will likely influence traffic within the ~~Baldwin~~ **Baldwin County Planning and Zoning Commission, October 3, 2024, Agenda**

- 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 are agricultural. While the adjacent properties to the west and north are zoned for mid-density residential use, they have not been developed as such. It is the intent that the existing mid-density zoned parcel to the west to be developed for residential use, with adjacent parcels on both sides being an extension of this use. Because of this, it can be concluded that the proposed amendment could be consistent with the future development pattern of the surrounding area.
- 7. Is the proposed amendment the logical expansion of adjacent zoning districts?** As mentioned earlier, the surrounding properties to the north and west are zoned RSF-3. Therefore, the proposed change of the subject property to RSF-3 would be a logical expansion of the adjacent district.
- 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?** The subject property consists of active farmland that was ditched and drained of any wetlands prior to 1985's Food Security Act. There is a concern of downstream adverse effects regarding stormwater discharge from the site. This would be addressed during the subdivision review.
- 10. Will the proposed change adversely affect the health, safety and welfare of the County and the vicinity?** Staff does not anticipate any adverse affects to the health and welfare of the County or vicinity because of the proposed change. Safety with regards to an increase in traffic may be a concern if the site were to be developed.
- 11. Other matters which may be appropriate.** N/A

Attachment 1: County Planning District Map

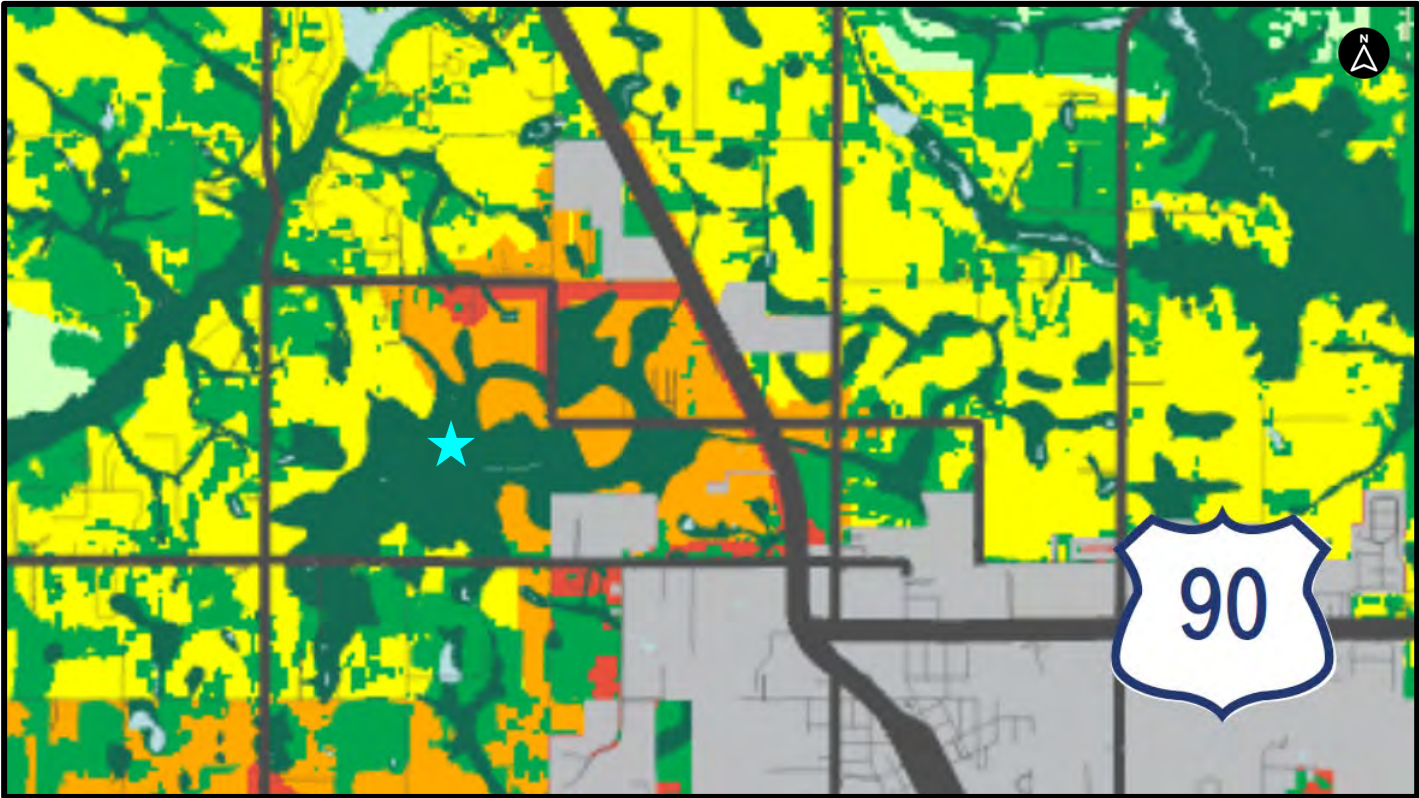


Attachment 2: Locator and Site Maps



Attachment 3: Future Land Use Map

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

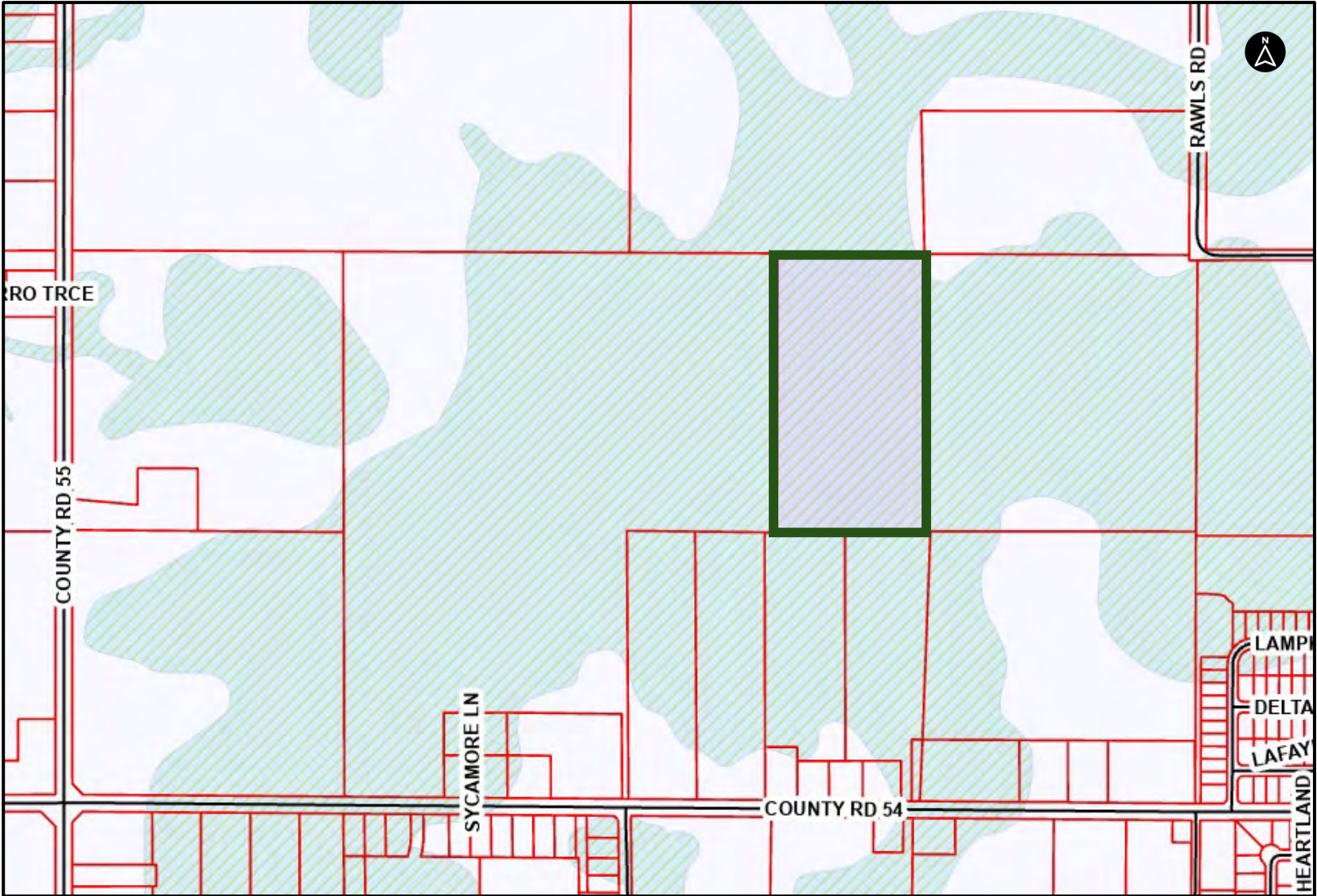
- Environmental Conservation

CONNECTIVITY NETWORK

- Greenways and trails

Attachment 4: Potential Wetlands Map

The map to the right shows potential wetlands covering the entire parcel



Attachment 5: Potential Wetland Reserve Easements (WRE) Map

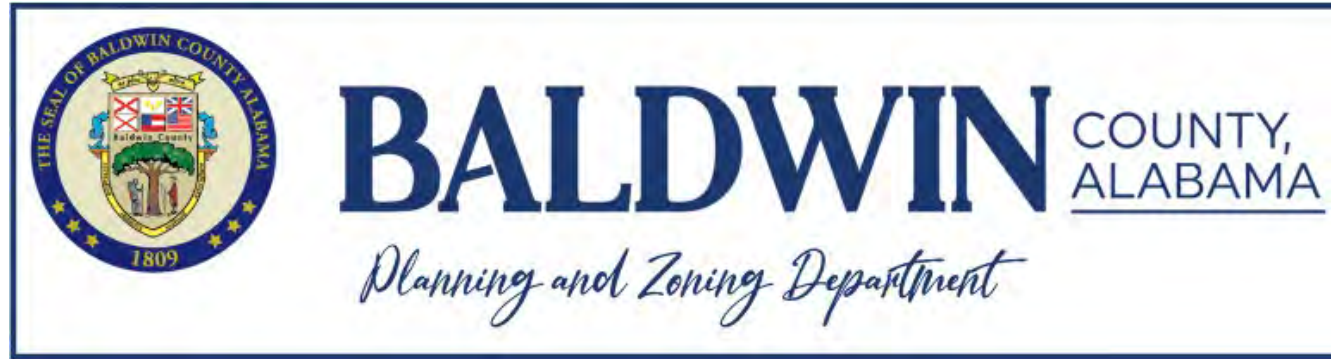
Bill H. Bengtson Jr-Potential WRE map-114 Ac total 77.5+/- poorly drained soils



Map courtesy of Joey Koptis,
MLRA SE-LOX Soil Survey
Leader, Soil Survey Division,
Natural Resources
Conservation Service, USDA

Attachment 6: Agency Comments

- **Senior Planner, Subdivisions, Shawn Mitchell**: If the rezoning is approved, preliminary and final plat approval will be required to create a subdivision.
- **USDA NRCS Soil Survey, Joey Koptis**: “My thoughts on this piece of farmland is that the ditch is the lifeline of this parcel and is what makes it suitable for farming. This parcel is what USDA calls “prior converted” which is a designation assigned to any piece of active farmland that was ditched and drained prior to the passage of the 1985 Food Security Act that prevents a producer from draining wetlands in order to make it capable of producing a crop. The attached map shows the photo-tone probably better than any vintage that I have looked at. They were going to put the property in a conservation easement program a few years back, but decided the property was more valuable to them as cropland. If the ditch were to be plugged, this property would revert back to a huge wetland.”



Case No./Name: Z24-28 Childress Property & PRD24-05 Cambridge Subdivision (Agenda Item 10a.)

Meeting Date: October 3, 2024

Request: Rezoning request and Planned Residential Development approval for a 445-site residential development.

Recommendation: Approval for Z24-28 and Approval for PRD24-05

Staff Lead: Cory Rhodes

Owner: Steven Childress, 17700 Kendrick Rd., Robertsdale, AL / Bill Bengston, Jr. 21450 Bengston Rd. Robertsdale, AL

Surveyor: Rowe Engineering, 3502 Laughlin Dr., Suite B, Mobile, AL

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

Location: The subject property is located at the intersection of County Road 54 and County Road 55 in the Robertsdale area

Proposed use: A 445-unit planned residential development

Planning District: 12

Zoning: Current zoning: RA, Rural Agricultural & B-3, General Business
Requested zoning: RSF-2 Single Family Residential

Parcel#: 05-42-07-35-0-000-004.000 (38 acres)	PIN#: 7292
Parcel#: 05-42-07-35-0-000-002.000 (93 acres)	PIN#: 7368
Parcel#: 05-42-07-35-0-000-002.006 (21 acres)	PIN#: 275338

Total Property Area to be divided: 152 +/- acres

Total # of Lots requested: 445 sites

RSF-2 Minimum required site: 15,000 sf, width 80 ft
RSF-3 Minimum required size: 10,000 sf, width 80 ft
Smallest site: 6,614 sf

Density: 3.06 lots / acre

Total area 114 – 0.75 (wetlands) = 113.25 acres (4,933,170 sf)
4,933,170 sf / 10,000 sf (RSF-3) = 493 units
Total area 38 – 0.295 (wetlands) = 37.71 acres (1,642,647 sf)
1,642,647 sf / 15,000 sf (RSF-2) = 109 units

Open Space: Total area outside lots & R/W – detention area
47.45 acres – 13.63 acres = **33.828 acres**

“Useable” open space: Open space – wetlands
33.82 acres – 2.1 acres = **31.72 acres**

Online Case File Number: The case number is PRD24-05 or Z24-28. When searching online CitizenServe database, please use PRD24-000005 or Z24-000028.

Streets / Roads: 18,238 LF of street for public use

Utility Providers (4.5.1(i), 5.2.5a(1)): Capacity reports will be required for the preliminary plat.

Water: Riviera Utilities (Letter dated June 18, 2024)

Electrical: Baldwin EMC (June 26, 2024)

Sewer: Baldwin County Sewer Service (June 24, 2024)

Telecom: Brightspeed (June 17, 2024)

Traffic Study (5.5.14, Append. 6): Not required for a PRD but will be required for a preliminary plat.

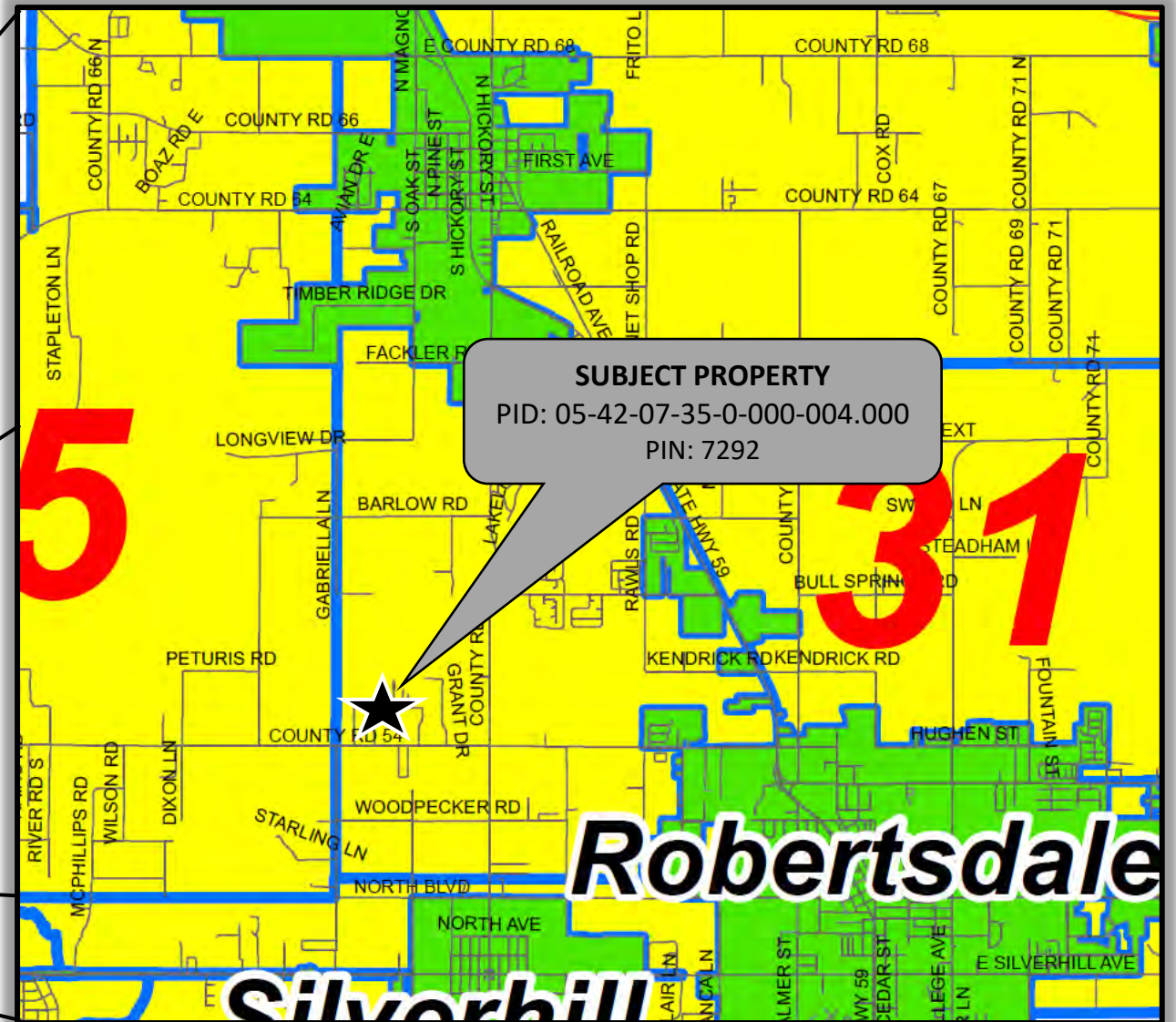
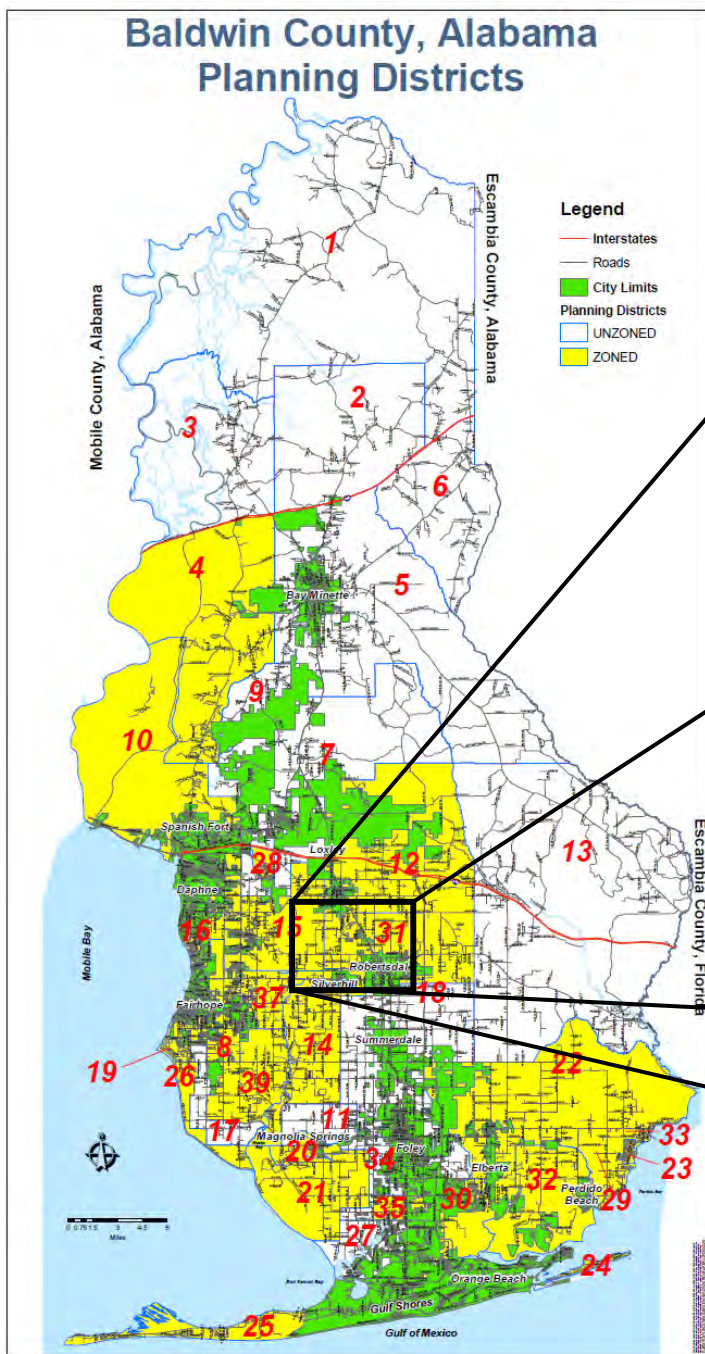
Drainage Improvements (4.5.1e, 5.11.7): A full drainage plan is not required for the PRD but will be required for the preliminary plat. Maps showing proposed detention ponds, and pre- and post-drainage patterns were provided by Dwayne Smith, PE, *Anchor Engineering*.

Wetlands (5.2.2): Two wetland delineations were provided for the area to be subdivided. The first delineation shows approximately 2.87± acres of wetlands while the second delineation identifies approximately 4.0± acres of wetlands.

Flood zone (5.19): Zone X, no special requirements












Fire Protection (5.2.5a(3)): A fire flow test and letter from the local fire authority are not required for the PRD but will be required for the preliminary plat.

BCBE Notification: Email sent on July 2, 2024. They did not express opposition.



Factor Summary:

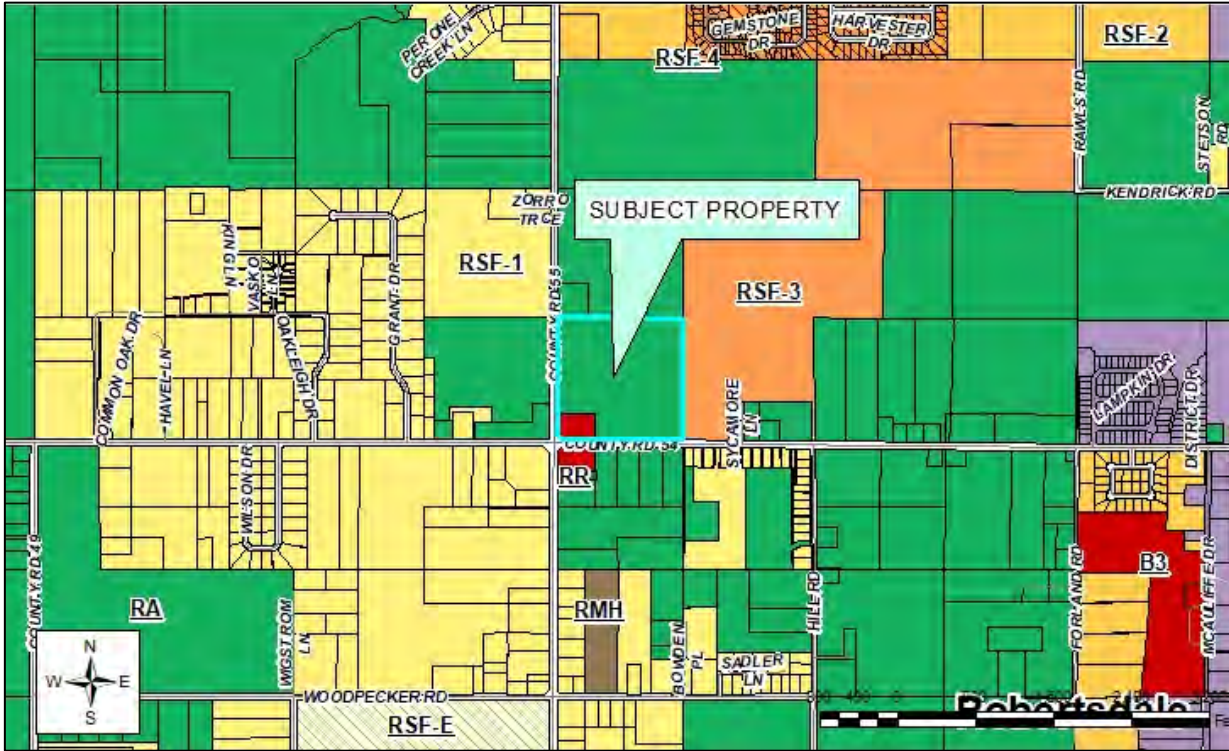
- Factors do not necessarily carry equal weight.
- Staff review is based on information provided by the applicant and other readily available information.

 #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?	

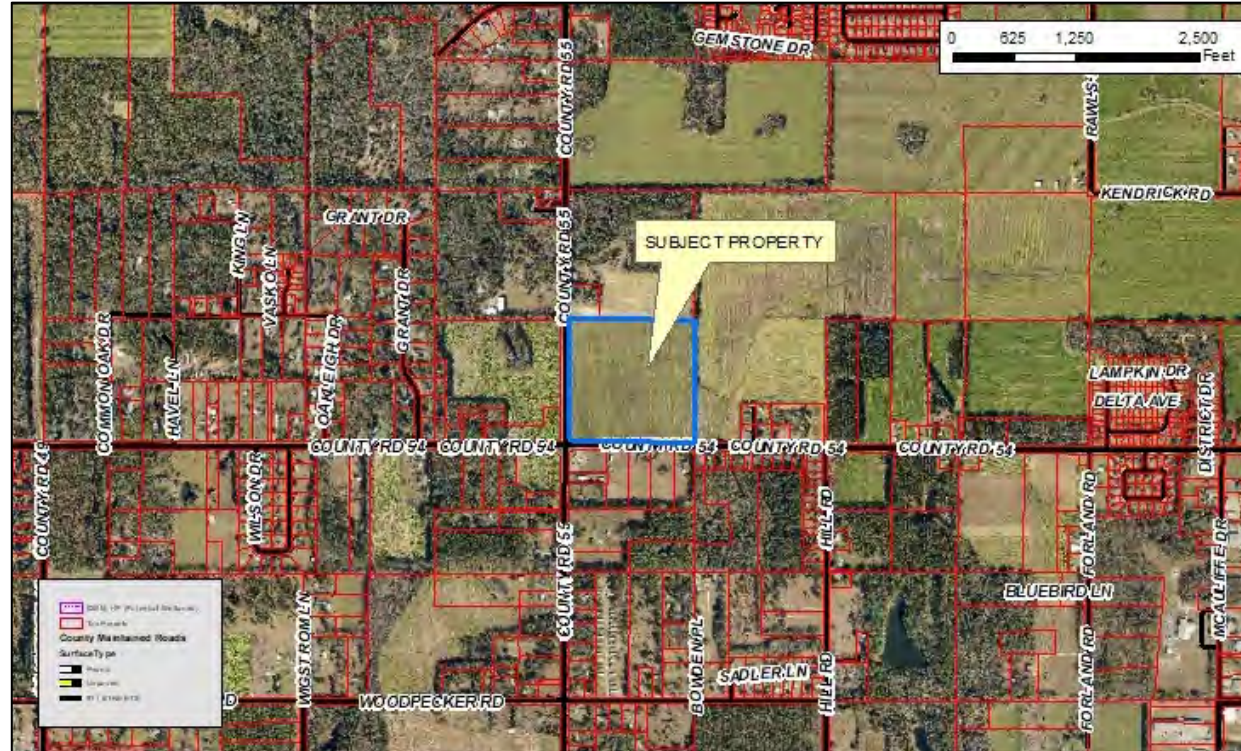
Public Hearing:

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	RA, Rural Agricultural District	Residential
South	B-3, General Business District & RA, Rural Agricultural District	Commercial & Residential
East	RSF-3, Residential Single-Family District	Agricultural
West	RA, Rural Agricultural District	Agricultural



Subject Property
PIN: 7292



**PROPOSED REZONING
FOR THIS PROPERTY**
Case Number
Z24-000028
For Information Contact
Baldwin County Planning &
Zoning Department
(251)580-1655 / (251)990-4623
(251)972-8523

Jul 10, 2024 1:49:12 PM
38° NE



Adjoining Property
to the North
PIN: 263676



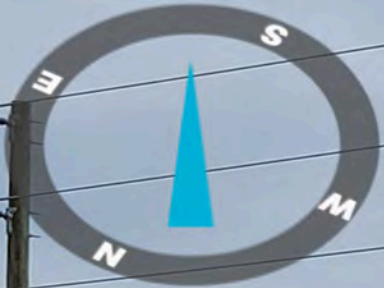
Jul 10, 2024 1:58:17 PM
97 of 177 8° N



Adjoining Property
to the West
PIN: 17741



Jul 10, 2024 1:52:37 PM
296° NW



Adjoining Property
to the South
PIN: 214129



Jul 10, 2024 1:49:32 PM
131° SE

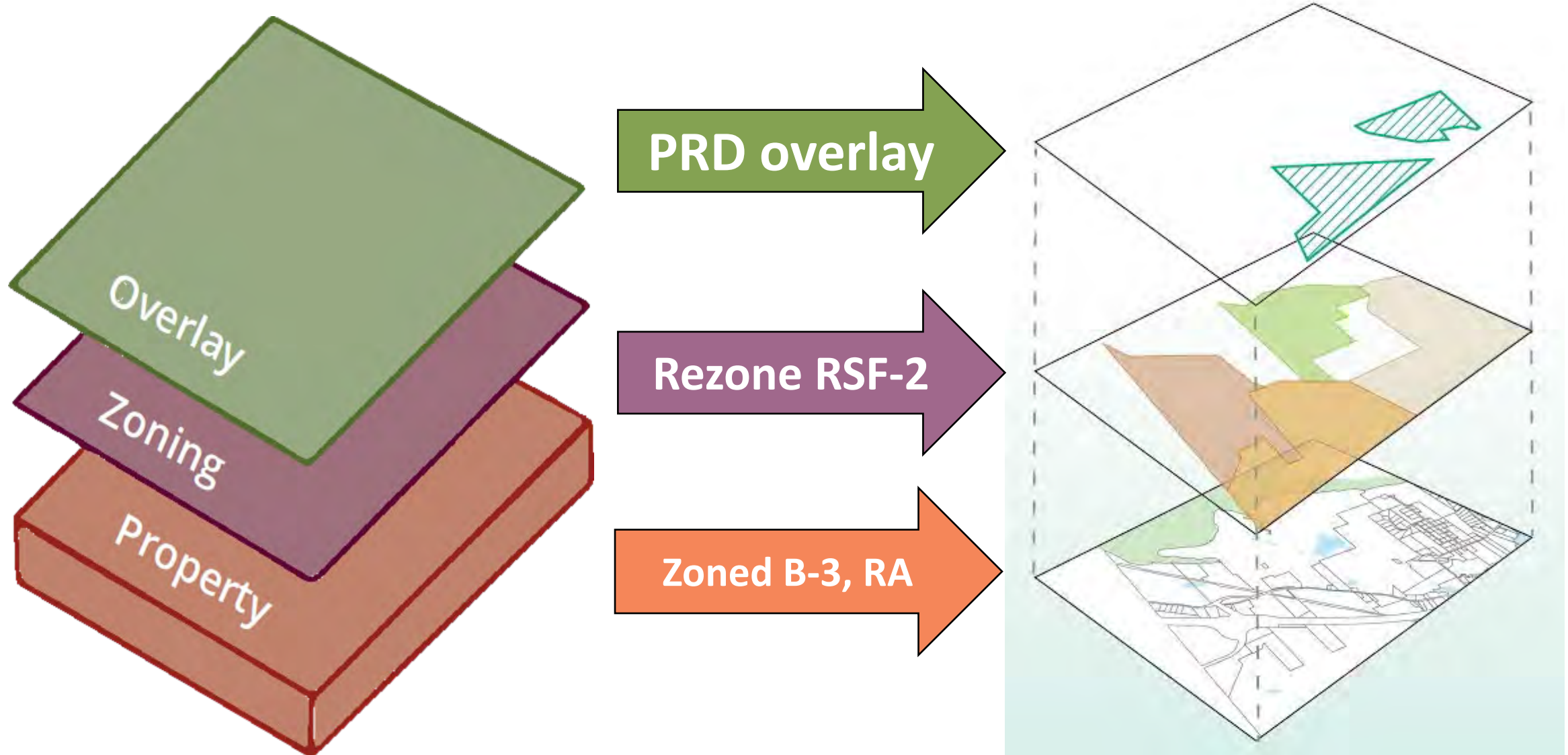


Adjoining Property
to the East
PIN: 7368



Jul 10, 2024 1:54:14 PM
100 pf 177 95° E

Zoning Overlay



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.

Baldwin County Planning and Zoning Commission, October 3, 2024, Agenda

(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

Current Zoning Requirements

Section 5.3 B-3, General Business District

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

5.3.2 Permitted uses. The following uses are permitted as of right, or as uses accessory to permitted uses in the B-3, General Business District, conditioned on the Commission Site Plan Approval requirements of Section 18.9:

- | | |
|--|--|
| (a) All uses permitted by right under the B-2 zoning designation | (cc) Funeral home |
| (b) Air conditioning sales and service | (dd) Golf course |
| (c) Amusement arcade | (ee) Golf driving range |
| (d) Animal clinic/kennel | (ff) Grocery store |
| (e) Arboretum | (gg) Landscape sales |
| (f) Auto convenience market | (hh) Marine store and supplies |
| (g) Automobile service station | (ii) Miniature golf |
| (h) Bakery, wholesale | (jj) Mini warehouse |
| (i) Ball field | (kk) Night club, bar, tavern |
| (j) Bicycle sales and service | (ll) Nursery |
| (k) Bowling alley | (mm) Office equipment and supplies sales |
| (l) Business machine sales and service | (nn) Park or playground |
| | (oo) Pawn shop |
| | (pp) Pet shop |
| | (qq) Plumbing shop |

- | | |
|-----------------------------------|--|
| (m) Business school or college | (rr) Printing/publishing establishment |
| (n) Butane gas sales | (ss) Restaurant sales and supplies |
| (o) Cemetery | (tt) Riding academy |
| (p) City hall or courthouse | (uu) Rug and/or drapery cleaning service |
| (q) Country club | (vv) Seafood store |
| (r) Department store | (ww) Sign shop |
| (s) Discount/variety store | (xx) Skating rink |
| (t) Drug store | (yy) Stone monument sales |
| (u) Elevator maintenance service | (zz) Swimming pool (outdoor) |
| (v) Exterminator service office | (aaa) Taxidermy |
| (w) Farmer's market/truck crops | (bbb) Teen club or youth center |
| (x) Firing range | (ccc) Tennis court (outdoor) |
| (y) Fitness center or gym | (ddd) Wildlife sanctuary |
| (z) Florist | (eee) YMCA, YWCA |
| (aa) Fraternity or sorority house | |
| (bb) Fruit and produce store | |

5.3.3 Conditional Use Commission Site Plan Approval. The following uses are permissible as Commission Site Plan Approval uses in the B-3: General Commercial District, subject to the standards and procedures established in *Section 18.9: Commission Site Plan Approval*:

- | | |
|--|---|
| (a) Airport | (y) Landfill |
| (b) Ambulance/EMS service | (z) Maintenance facility/storage yard for schools, government agencies, and telephone and cable companies |
| (c) Amusement Park | (aa) Manufactured housing sales, service and repair |
| (d) Armory | (bb) Marina |
| (e) Auditorium, stadium, coliseum | (cc) Motorcycle sales service and repair |
| (f) Automobile parts sales | (dd) Movie theatre |
| (g) Automobile repair (mechanical and body) | (ee) Radio/television tower |
| (h) Automobile storage (parking lot, parking garage) | (ff) Railroad facility |
| (i) Barge docking | (gg) Recreational vehicle park |
| (j) Boat sales and service | |
| (k) Broadcasting station | |
| (l) Building materials | |

Current Zoning Requirements

- | | |
|--|---|
| (m) Bus and railroad terminal facility | (hh) Recreational vehicle sales service, and repair |
| (n) College or university | (ii) Restaurant, drive-in |
| (o) Convalescent or nursing home | (jj) Restaurant, fast-food |
| (p) Correctional or penal institution | (kk) Sewage treatment plant |
| (q) Dog pound | (ll) Taxi dispatching station |
| (r) Electric power substations | (mm) Taxi terminal |
| (s) Farm implements | (nn) Telephone exchange |
| (t) Flea market | (oo) Water or sewage pumping station |
| (u) Freight depot, rail or truck | (pp) Water storage tank |
| (v) Home improvement center | (qq) Wireless telecommunication facility |
| (w) Hotel or motel | (rr) Zoo |
| (x) Hospital | |

5.3.4 Area and dimensional ordinances.

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

5.3.5 *Lighting standards.* The maximum height of exterior lights shall be 25-feet. The intensity, location, and design of lighting shall be such that not more than one

foot candle of light is cast upon adjacent property or public rights-of-way. Light fixtures shall be designed to cast light downward. Where necessary, cut-off devices shall be used to minimize glare off premises. No light shall be aimed directly toward a property designated residential, which is located within 200-feet of the source of the light.

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

5.3.7 *Landscaping and buffering.* All B-3, General Business District, uses shall meet the requirements of *Article 17: Landscaping and Buffers*.

Proposed Zoning Requirements

Section 4.3 RSF-2, Single Family District

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

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

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) The following transportation, communication, and utility uses: water well (public or private).
- (c) The following agricultural uses: Silviculture.
- (d) Single family dwellings including manufactured housing and mobile homes.
- (e) Accessory structures and uses.
- (f) The following institutional use: church or similar religious facility.
- (g) Agricultural uses, on RSF-2 zoned parcels that otherwise meet the minimum area and dimension requirements for Rural Agricultural District under Section 3.1.5 herein, agricultural uses shall be permitted uses, except that the minimum front yard for barns and other agricultural structures shall be 100 feet when constructed on an RSF-2 zoned parcel where no primary dwelling currently exists.

4.3.3 *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*).

4.3.4 *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

4.3.5 *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	15,000 Square Feet
Minimum Lot Width at Building Line	80-Feet
Minimum Lot Width at Street Line	40-Feet
Maximum Ground Coverage Ratio	.35

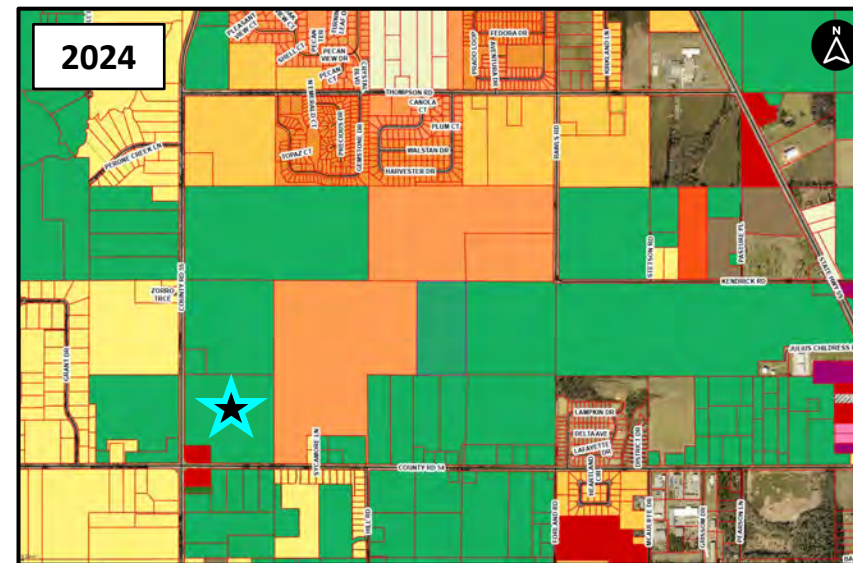
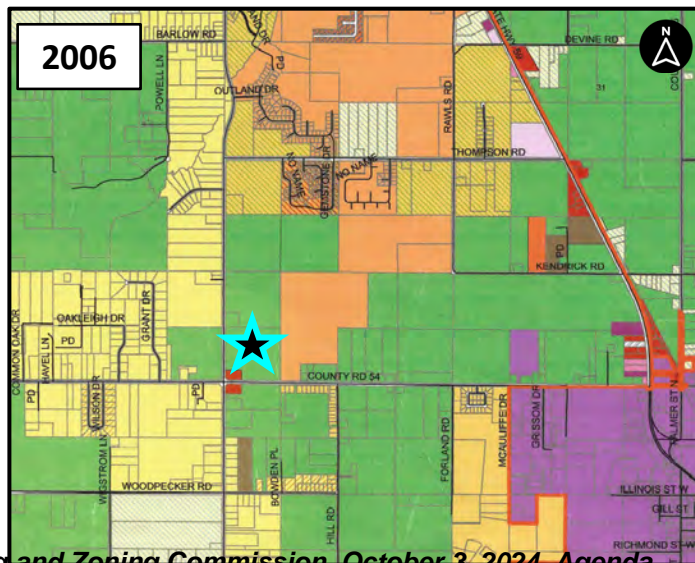
Staff Analysis and Findings

✓ 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 and B-3, General Business District. Adjacent parcels are zoned RA, RSF-3, and B-3. Although not developed, the adjacent property to the east is zoned for mid-density residential use and the subject property is proposed to be an extension of this use. Existing residential uses can be found within one mile north and south of the subject property. Therefore, it can be concluded that the requested change is compatible with the surrounding development pattern and 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?

Planning District 12 adopted zoning on November 7, 2006. The original map from 2006 shows that the subject property is zoned RA and B-3. As shown in the current map, while there have been only a few rezonings in the area, properties to the north that were zoned for residential use have now been developed.



Staff Analysis and Findings

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

The future land use for the property shows both Ideal Conservation and Moderate Development Potential. Ideal Conservation / Preservation Areas include land that is minimally developed and protected by local, state, and federal agencies or by public, private, and nonprofit organizations. Moderate Development Potential Areas include a variety of home types, including single-family detached homes. Subdivision patterns may be amenity-based communities. As a result, **the proposed zoning would conform to the areas noted as Moderate Development potential within the Master Plan.**

IDEAL CONSERVATION/ PRESERVATION AREAS

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

MODERATE DEVELOPMENT POTENTIAL AREAS

PRIMARY LAND USES

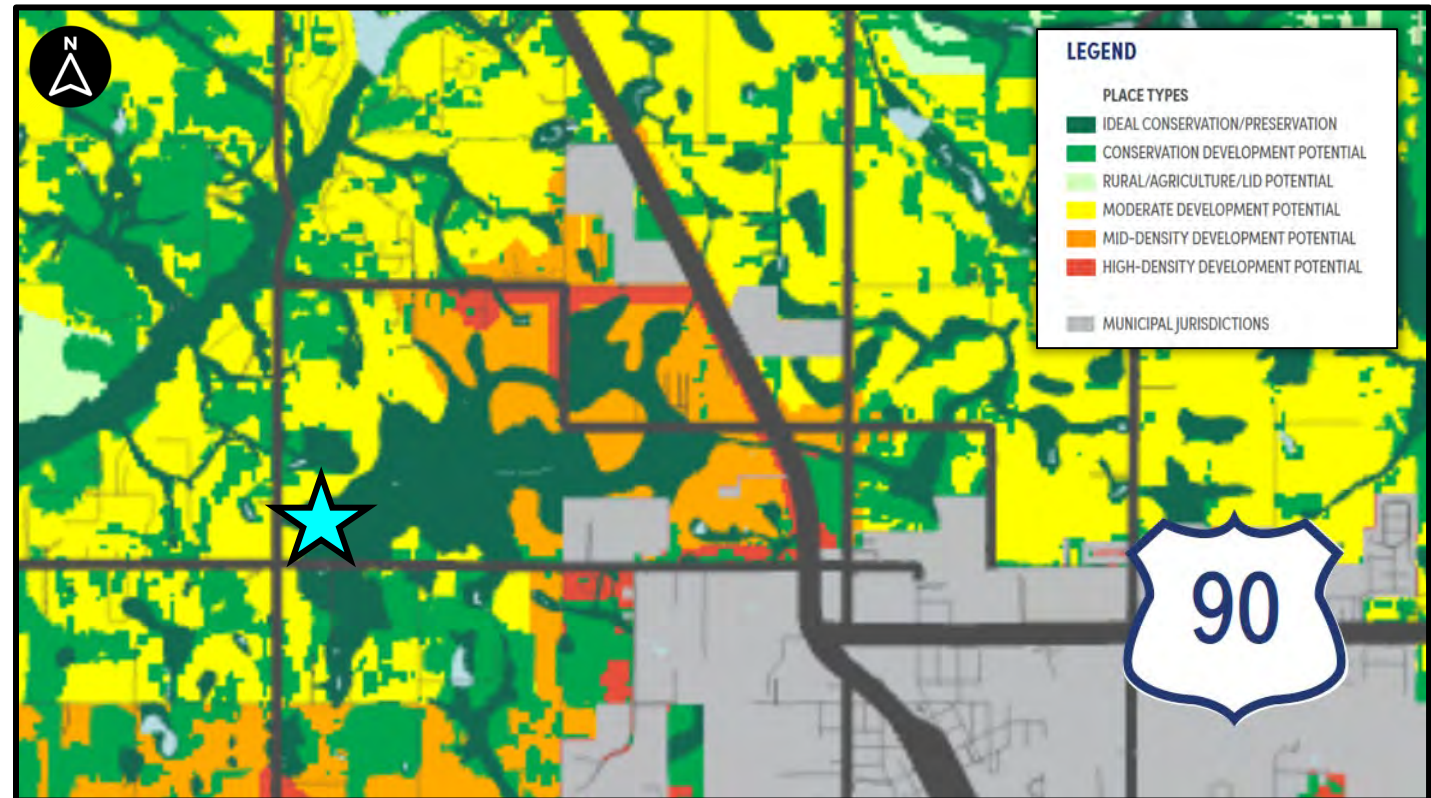
- Single-family neighborhoods (suburban)
- Amenity-based communities
- Neighborhood center/node

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?

County Road 54 is classified as a Major Collector. Collectors are major and minor roads that connect local roads and streets with arterials. Collectors provide less mobility than arterials at lower speeds and for shorter distances, balancing mobility with land access. County Road 55 is a Minor Arterial. Minor Arterials provide service for trips of moderate length, connecting cities and smaller towns to each other or a principal arterial. A traffic study is not required for a PRD but will be required for a preliminary plat. Turnout permits onto County Road 54 and County Road 55 would be reviewed by the County.

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 are primarily agricultural and residential. While the adjacent property to the east is zoned for residential use, it is currently used as agricultural but proposed to be developed as an extension of the subject property. Because of this, it can be concluded that the proposed amendment could be consistent with the development pattern of the surrounding area.

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

Property to the east of the subject parcel is zoned RSF-3 and proposed for residential use. Therefore, the proposed change of the subject property to RSF-2 would support a continued outward transition of increased zoning intensity.

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?

Two wetland delineations were provided for the subject property. The first delineation shows approximately 2.87± acres of jurisdictional wetlands while the second delineation identifies approximately 4.0± acres of jurisdictional wetlands and non-jurisdictional ditches. With discrepancies between the two delineations, the USACE jurisdictional determination will need to be provided for the PRD prior to Preliminary Plat approval.

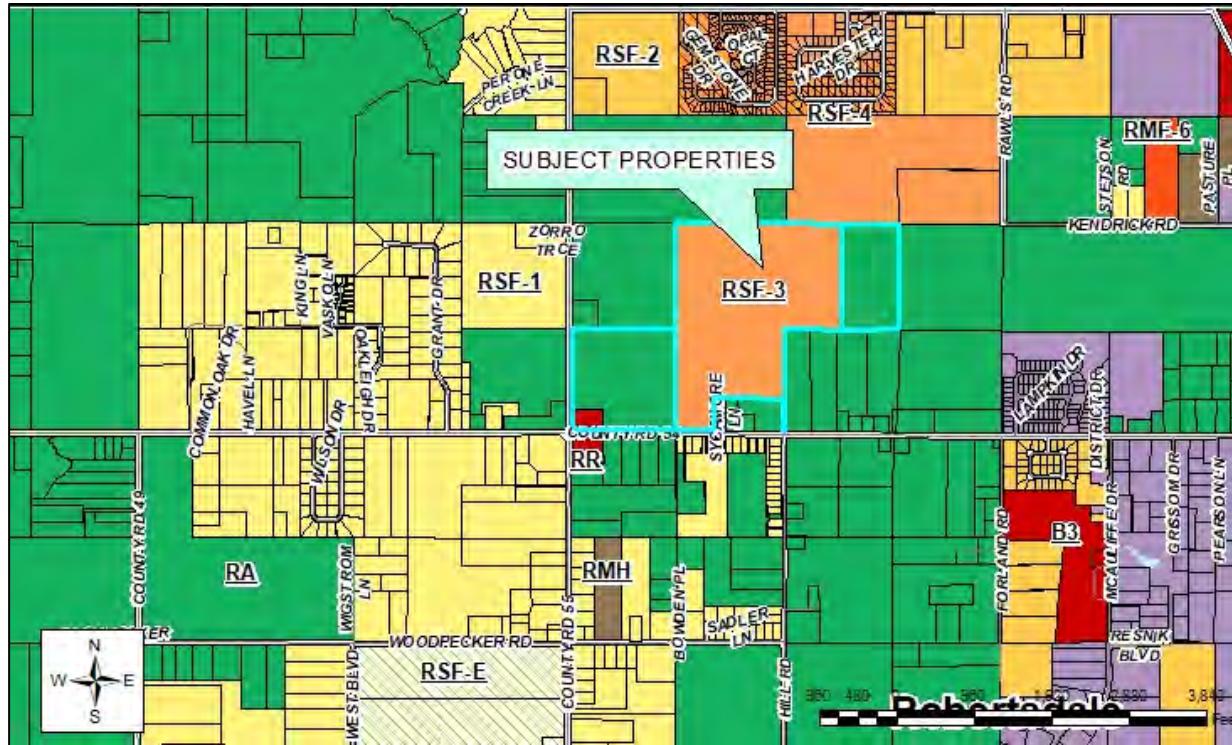
? 10.) Will the proposed change adversely affect the health, safety and welfare of the County and the vicinity?

Staff does not anticipate any adverse affects to the health and welfare of the County or vicinity because of the proposed change. Safety with regards to an increase in traffic may be a concern if the site were to be developed.

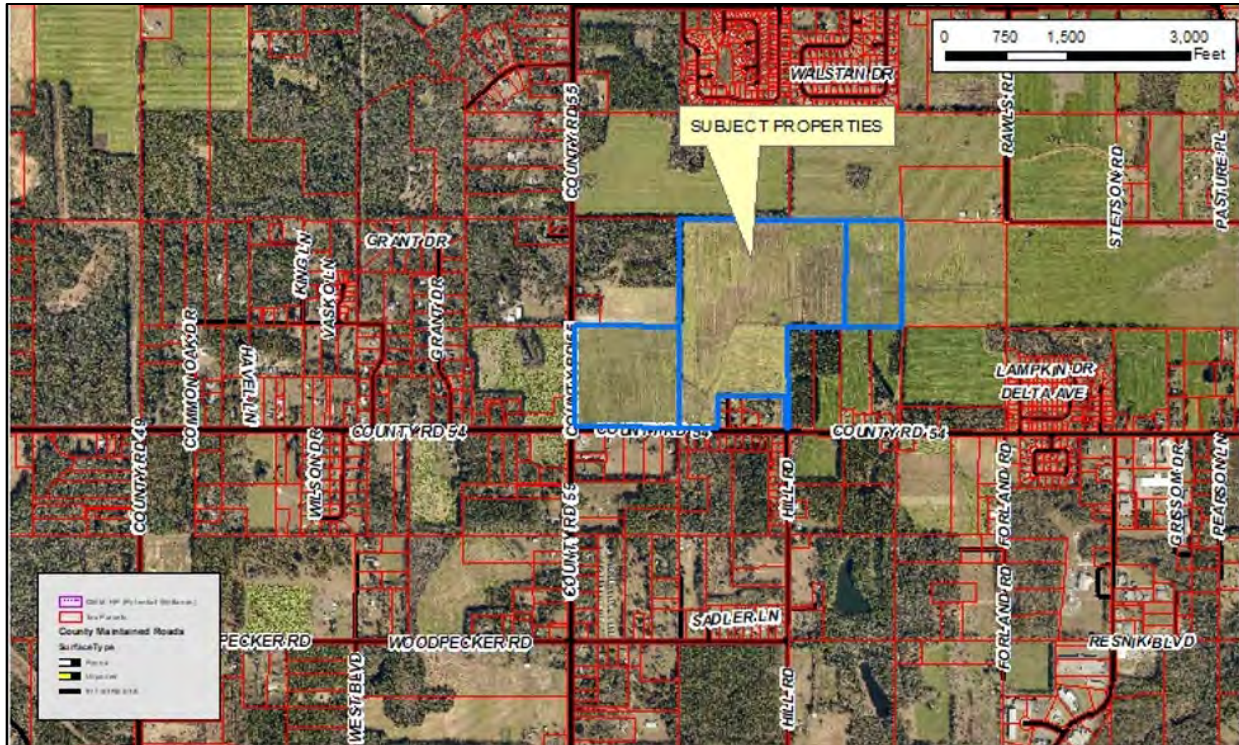
11.) Other matters which may be appropriate. N/A

PRD Details

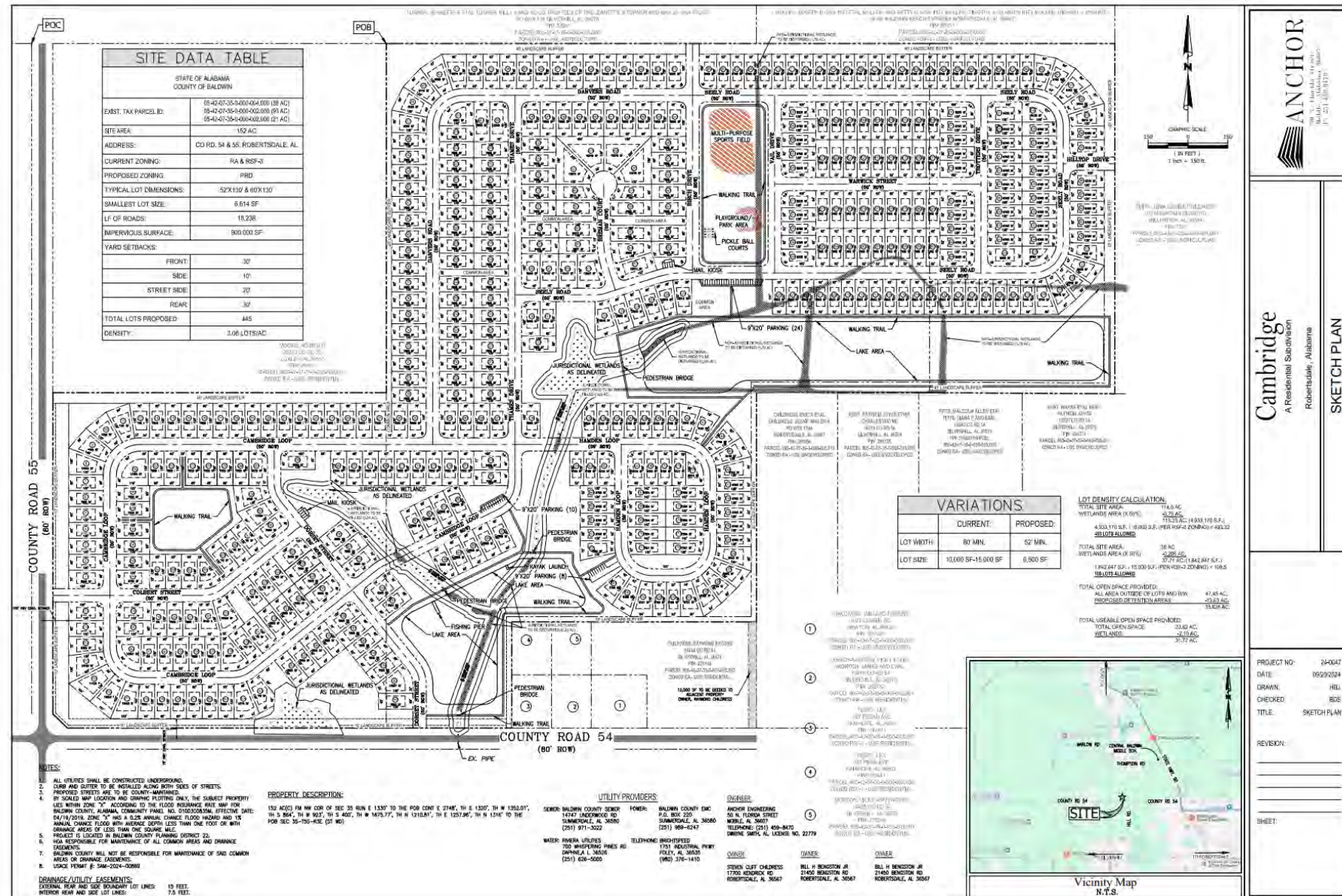
Locator Map



Site Map



PRD Details



Residential Home Plans

Examples of Proposed Homes



SITE DATA TABLE	
STATE OF ALABAMA COUNTY OF BALDWIN	
EXIST. TAX PARCEL ID:	05-42-07-35-0-000-004.000 (38 AC) 05-42-07-35-0-000-002.000 (93 AC) 05-42-07-35-0-000-002.006 (21 AC)
SITE AREA:	152 AC
ADDRESS:	CO RD. 54 & 55, ROBERTSDALE, AL
CURRENT ZONING:	RA & RSF-3
PROPOSED ZONING:	PRD
TYPICAL LOT DIMENSIONS:	52'X130' & 60'X130'
SMALLEST LOT SIZE:	6,614 SF
LF OF ROADS:	18,238
IMPERVIOUS SURFACE:	900,000 SF
YARD SETBACKS:	
FRONT:	30'
SIDE:	10'
STREET SIDE:	20'
REAR:	30'
TOTAL LOTS PROPOSED:	445
DENSITY:	3.06 LOTS/AC

LOT DENSITY CALCULATION:

TOTAL SITE AREA: 114.0 AC
WETLANDS AREA (X 50%): -0.75 AC.
113.25 AC. (4,933,170 S.F.)
4,933,170 S.F. / 10,000 S.F. (PER RSF-3 ZONING) = 493.32
493 LOTS ALLOWED

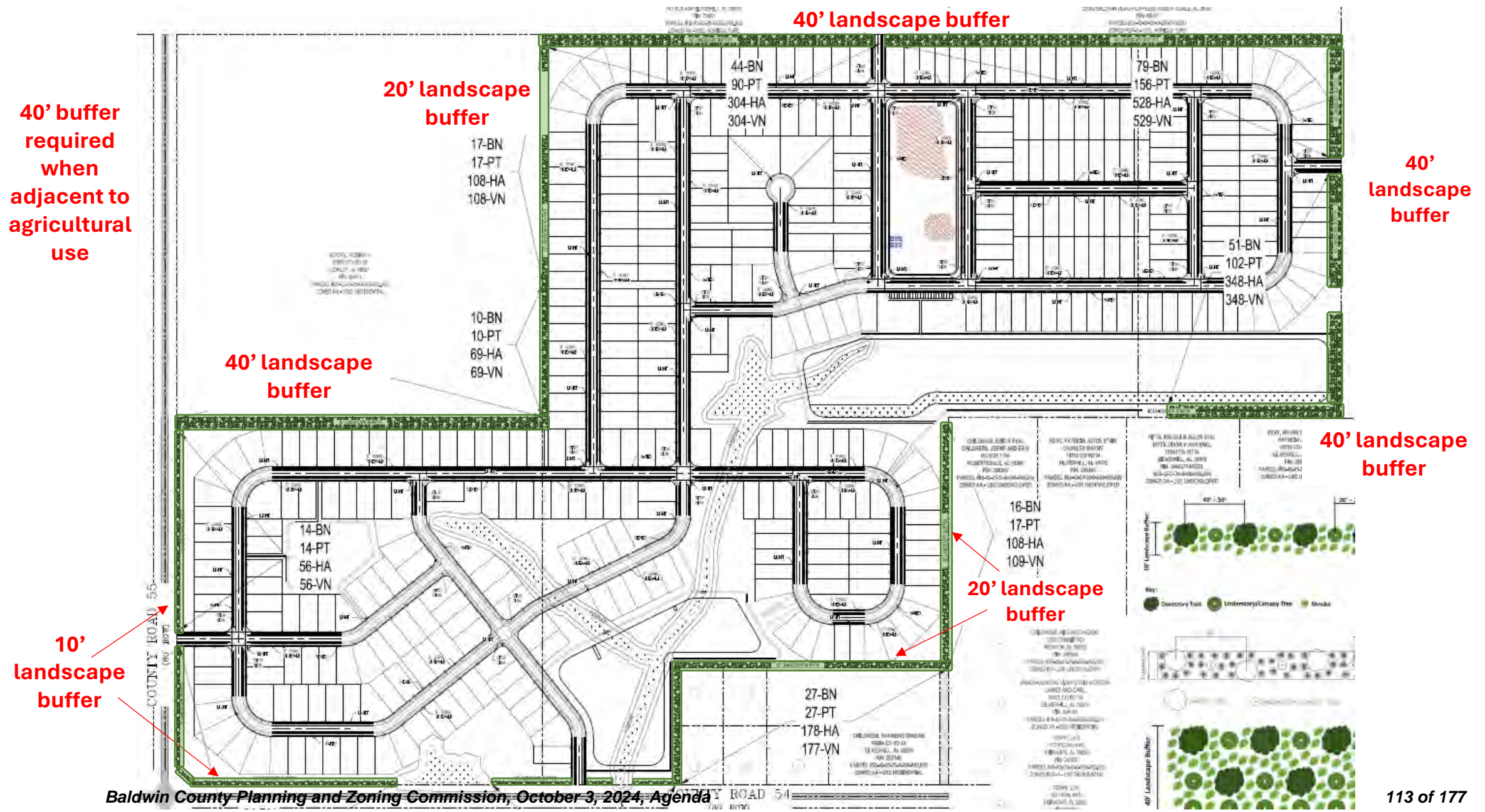
TOTAL SITE AREA: 38 AC
WETLANDS AREA (X 50%): -0.295 AC.
37.71 AC. (1,642,647 S.F.)
1,642,647 S.F. / 15,000 S.F. (PER RSF-2 ZONING) = 109.5
109 LOTS ALLOWED

TOTAL OPEN SPACE PROVIDED:
ALL AREA OUTSIDE OF LOTS AND R/W: 47.45 AC.
PROPOSED DETENTION AREAS: -13.63 AC.
33.828 AC.

TOTAL USEABLE OPEN SPACE PROVIDED:
TOTAL OPEN SPACE: 33.82 AC.
WETLANDS: -2.10 AC.
31.72 AC.

VARIATIONS		
	CURRENT:	PROPOSED:
LOT WIDTH:	80' MIN.	52' MIN.
LOT SIZE:	10,000 SF-15,000 SF	6,500 SF

Landscape Plan



Availability Letters



June 24, 2024

Haileigh Johnston
Civil Designer
50 North Florida Street
Mobile, Ala. 36607
O: 251.459.8456
C: 251.635.5773

Re: Cambridge, PINs 7292, 7368, 275338

Ms. Johnston,

At your request, this letter is to serve as a statement of intent. Baldwin County Sewer Service, LLC (BCSS), is willing and financially capable of providing sewer service on the above-referenced property. Sewer service will be provided at the expense and request.

Baldwin County Sewer Service, LLC, is willing and financially capable of providing sewer service on the above-referenced property, subject to applicant paying all required fees, including but not limited to, owner/developer and BCSS's standard rates.

This letter is not to be used to obtain a building permit. It is valid for one year from the date of issue. Any customer who needs to request a re-issuance of this letter will need to contact BCSS and request a re-issuance.

BCSS owns and operates six wastewater treatment plants. BCSS continues to expand and make improvements to this time, BCSS plans to treat the wastewater at the right to shift flows and utilize its other wastewater treatment plants.

Sincerely,

Angela Holey
Baldwin County Sewer Service, LLC
251-971-3022



Date: June 17, 2024

To: Anchor DBG

RE: Initial Analysis and Will Serve Letter B ("Property")

Dear: Haileigh

You recently approached Brightspeed about (466 Lots). Brightspeed appreciates the opportunity to provide communication service.

In response to the request for a commitment from Bill H. Bengston, Jr. ("Owners") to determine if Brightspeed can provide communication service to complete that construction. After a site visit, we determined that we can provide communication service. As this is a fiber build, this service will exceed the requirements of Baldwin County.

If Brightspeed can provide communication service, we will provide such services, or conduct any assessments or agreements governing their respective duties.

Please do not hesitate to call me at (980) 377-1111.

Brightspeed

Jeff Crowe
Authorized Signature

Jeff Crowe
Name Typed or Printed

NI Engineer II
Title

June 17, 2024



RIVIERA UTILITIES

413 East Laurel Avenue
Phone (251) 435-1111

Haileigh Johnston
Anchor
50 N Florida Street
Mobile, AL 36607

RE: Cambridge Subdivision

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

Riviera Utilities requires a 10' easement along all side property lines and rear property lines. Please ensure all property plats reflect this requirement.

Upon final design, Riviera Utilities will provide estimates of requirements to meet all Riviera specifications. Please contact us concerning costs and requirements.

Name	Department
Danny Scott	Gas

If you have any questions or comments, contact Riviera Utilities at (251) 435-1111.

Thank you,

James Wallace
James Wallace

James Wallace



P.O. Box 220
Summerdale, AL
36580-0220

June 26, 2024

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

Re: Sketch Plat for Cambridge Subdivision, 453 lots
Parcels ID's: 05-42-07-35-0-000-004.000, 05-42-07-35-000-002.000 and 05-42-07-35-0-000-002.006

Dear Haileigh Johnston:

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

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

Please contact me to discuss necessary easements and fees.

Below is our typical required easements for subdivisions:

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

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

Sincerely,

Brett Morrow

Brett Morrow
Supervisor of Staking
BM/ss

HEADQUARTERS
19600 State Highway 59
Summerdale, AL 36580

NORTH BALDWIN
47525 Highway 59
Bay Minette, AL 36507

SOUTH BALDWIN
21801 University Lane
Orange Beach, AL 36561

Subdivision Narrative

Narrative
provided by the
developer

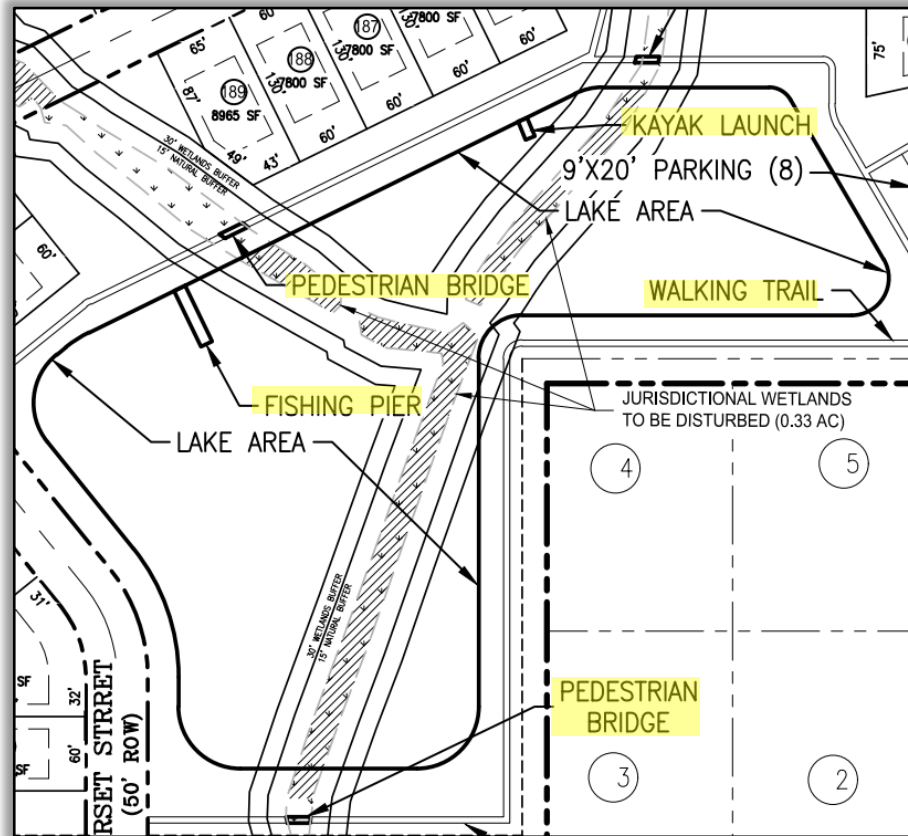
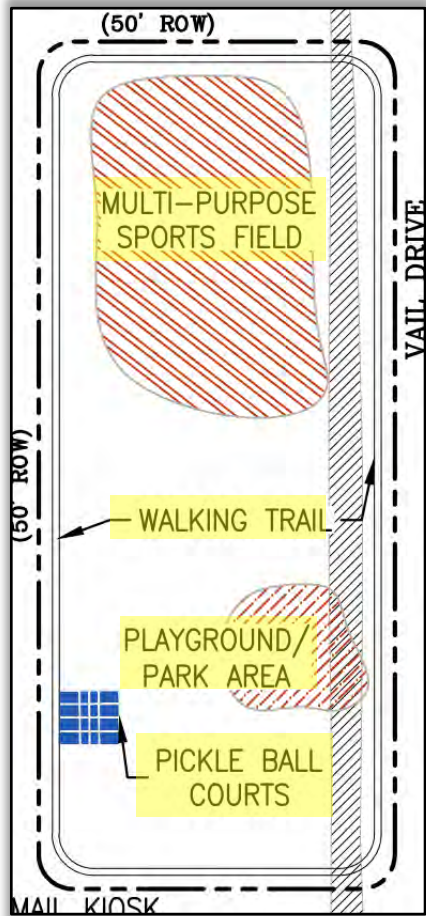
CAMBRIDGE SUBDIVISION NARRATIVE

Please accept this letter as the required narrative for the proposed Cambridge PRD. It is the Owner's intent to re-zone the proposed property to PRD with an underlying zoning of RSF-2 & RSF-3 to allow for the development of approximately 452 single family residential lots. The proposed lots are 52'x135' & 60'x135, contain a minimum approximately 6,600 square feet of area, and will have a 30 foot front minimum building setback, 30 foot rear minimum building setback, 10 foot side minimum building setback and a 20 foot side street minimum building setback. The proposed setbacks meet the Baldwin County subdivision regulations for RSF-2 & RSF-3 lots. We are requesting a variance from the subdivision regulations for dimension and area. Beyond the unique lot sizes, area and setbacks it is the Owner's intent to proceed with this development as a typical single family residential subdivision.

Potable Water and Sanitary Sewer will be public with all proposed utility infrastructure to be designed and constructed in accordance with utility specifications. All proposed roads and stormwater infrastructure will be designed and constructed in accordance with the Baldwin County's Land Use Ordinance. It is the intent for all roads, rights-of-way, and utilities to be dedicated to Baldwin County and all on site detention and common areas will be owned and maintained by the Homeowner's Association.

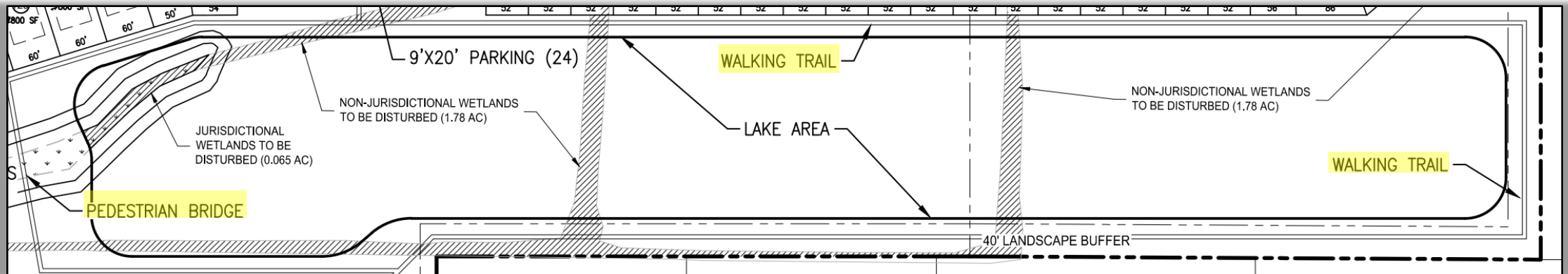
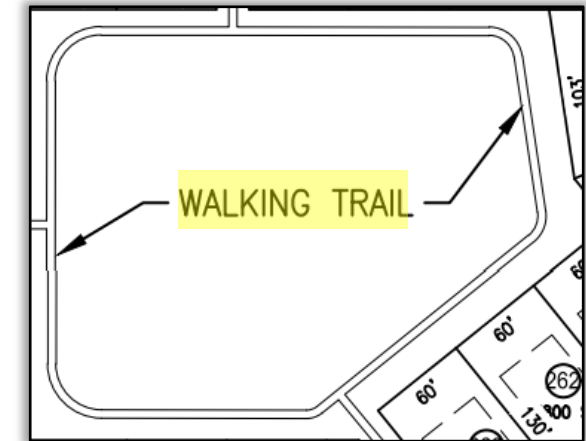
The subdivision is planned to consist on single-story homes ranging between 1,600 and 2,700 sf in finish living area. Each home will have 2 or 3 car garages and will be priced between \$270,000 and \$500,000.

It is the Owner's intent to commence the design of the proposed development immediately upon a successful PRD zoning by Baldwin County Robertsedale with an anticipated date of completion of the development within 48 months of the commencement of the design.



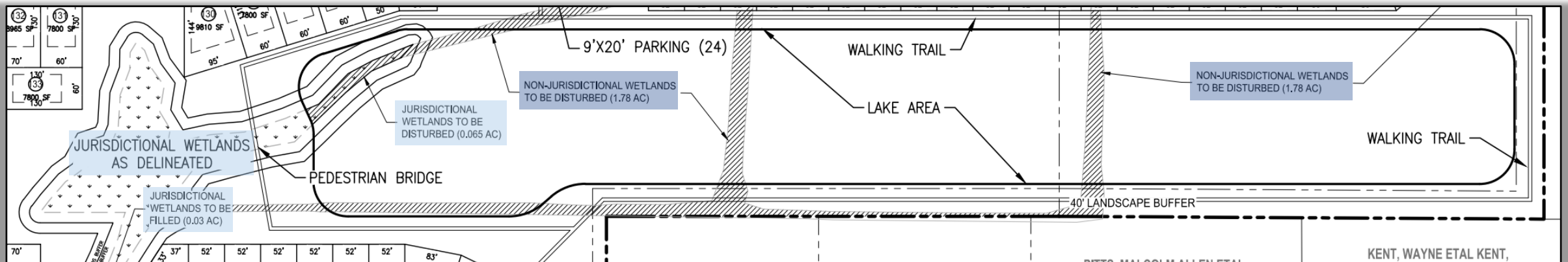
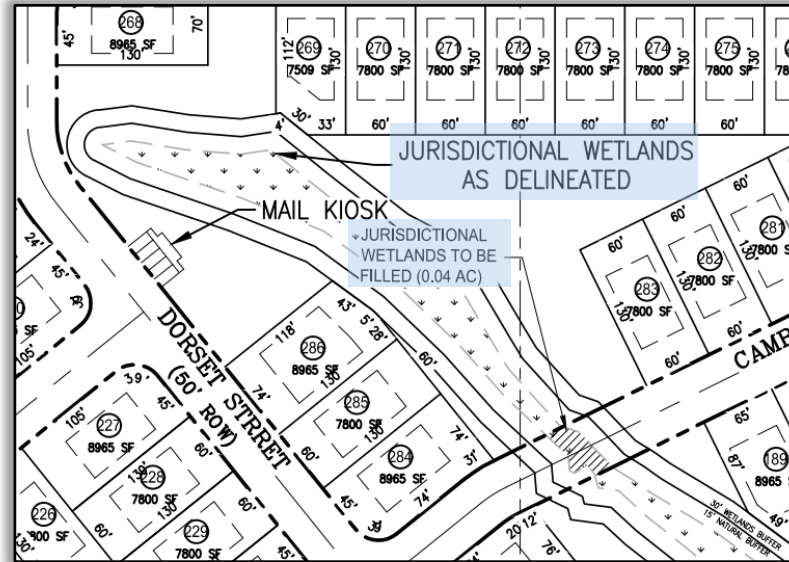
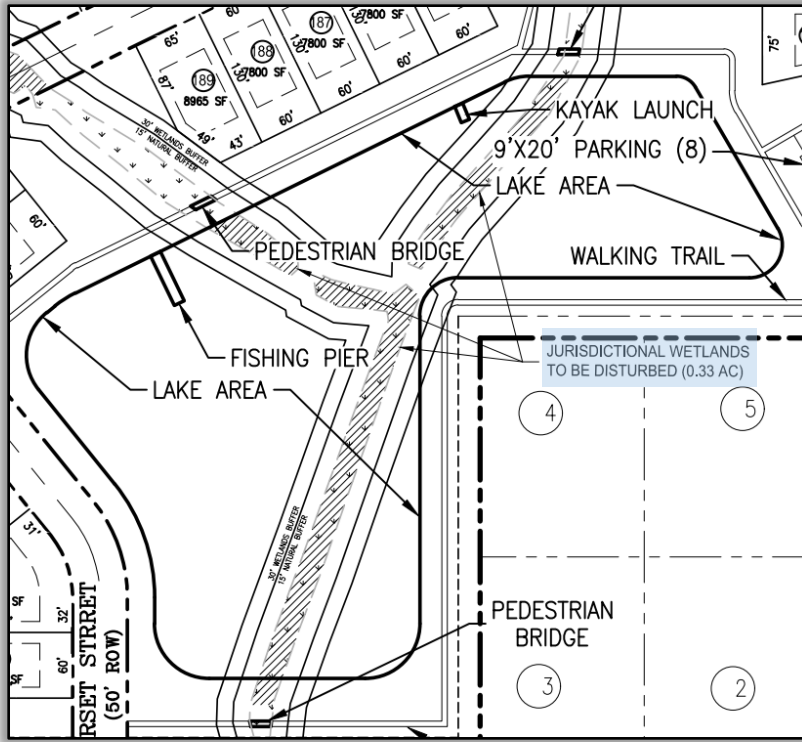
PROPOSED AMENITIES:

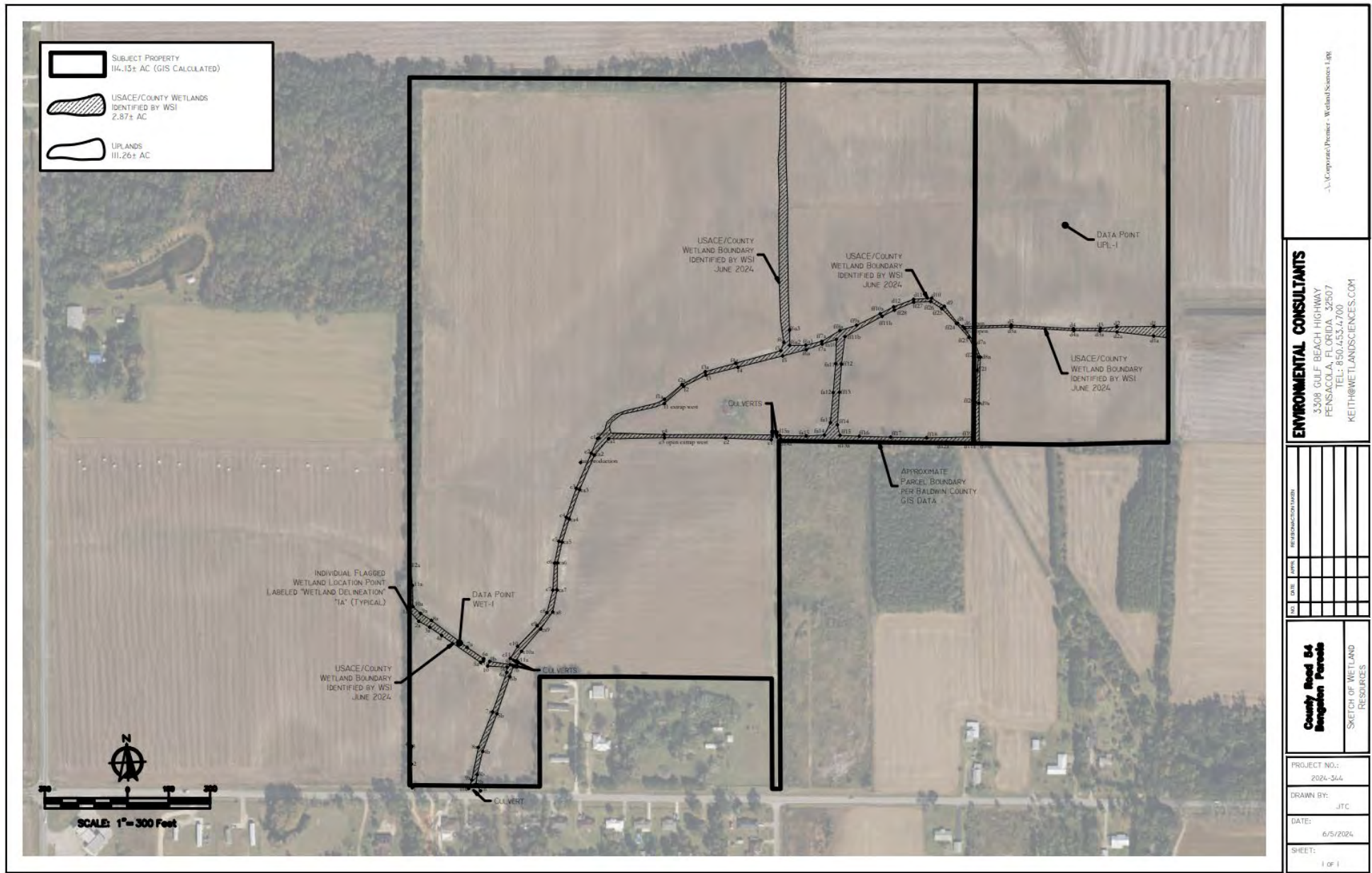
- MULTI-PURPOSE SPORTS FIELD
- WALKING TRAILS
- PLAYGROUND / PARK AREA
- PICKLEBALL COURTS
- FISHING PIER
- KAYAK LAUNCH



STAFF COMMENTS

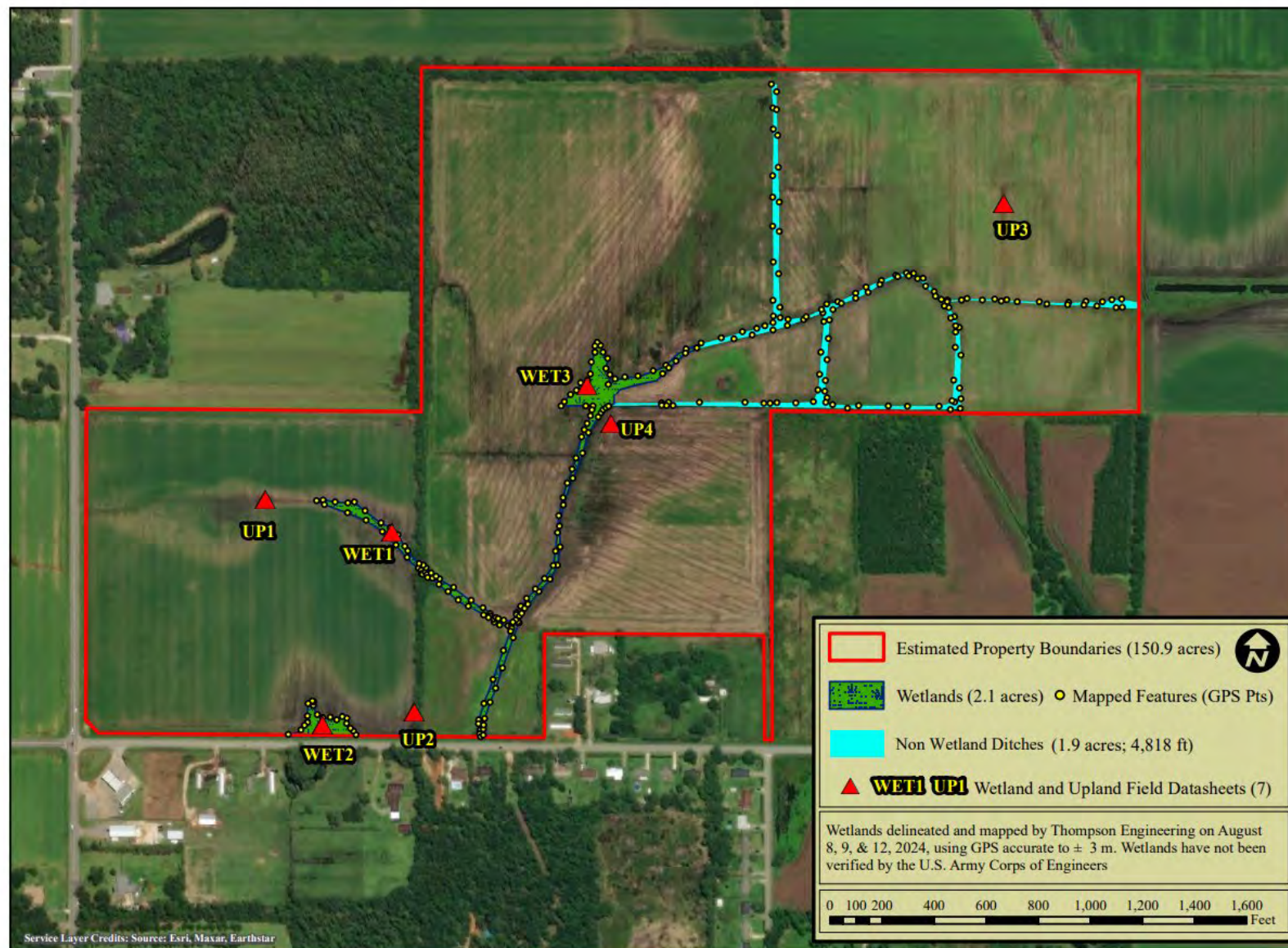
- Multiple amenities are proposed
- A permit from USACE (#: SAM-2024-00869) has been applied for to fill jurisdictional wetlands where the streets cross the wetlands
- The proposed ponds should assist in regional detention. The pond located along the southeast portion of the property will have a littoral shelf that mimics wetlands
- The development will be surrounded by landscape buffers, reducing the visual impact on surrounding parcels and the road





First wetland delineation provided by Environmental Consultants identifies approximately 2.87± acres of jurisdictional wetlands on the subject property

First wetland delineation courtesy of Environmental Consultants, prepared on June 5, 2024.



Second wetland delineation provided by Thompson Engineering identifies approximately 2.1± acres of wetlands on the subject property.

The areas shown in light blue are non-wetland ditches (1.9± acres), which are identified as non-jurisdictional

Figure 3. Wetland Map (Aerial View)

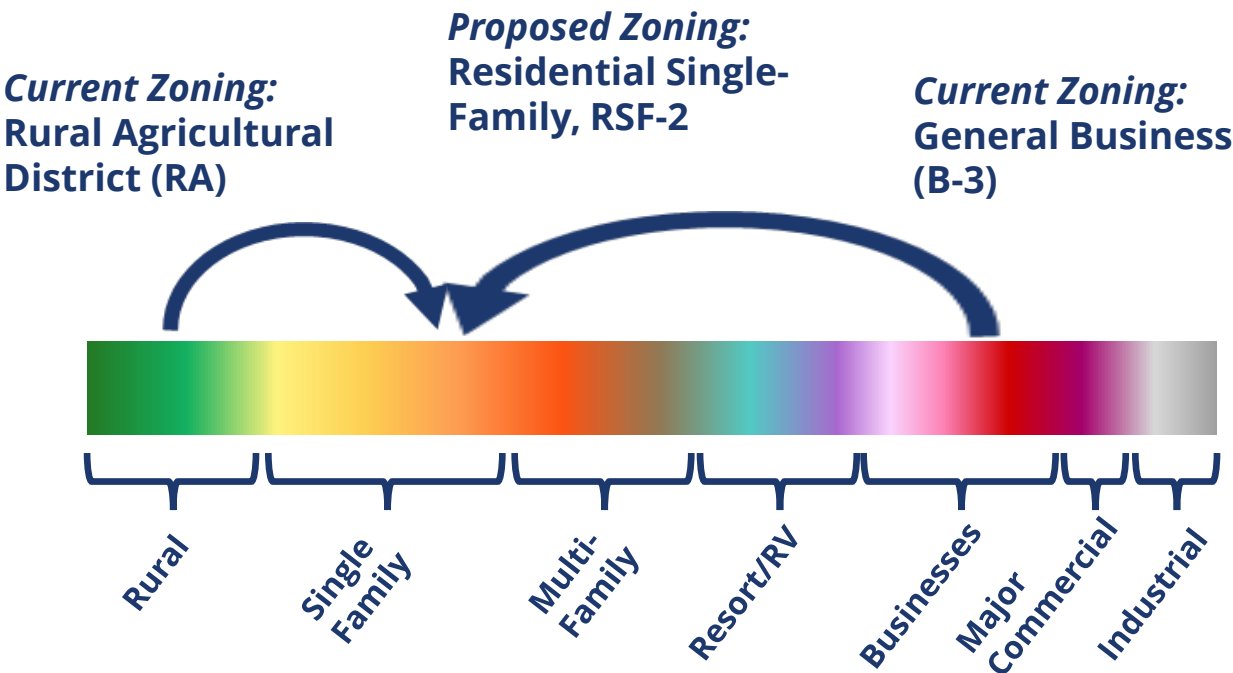
Second wetland delineation courtesy of Thompson Engineering. The delineation was performed on August 8, 9, and 12, 2024

REZONING Staff's Recommendation:

Z24-28 RE-ZONING REQUEST FROM RA & B-3 TO RSF-2

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.*



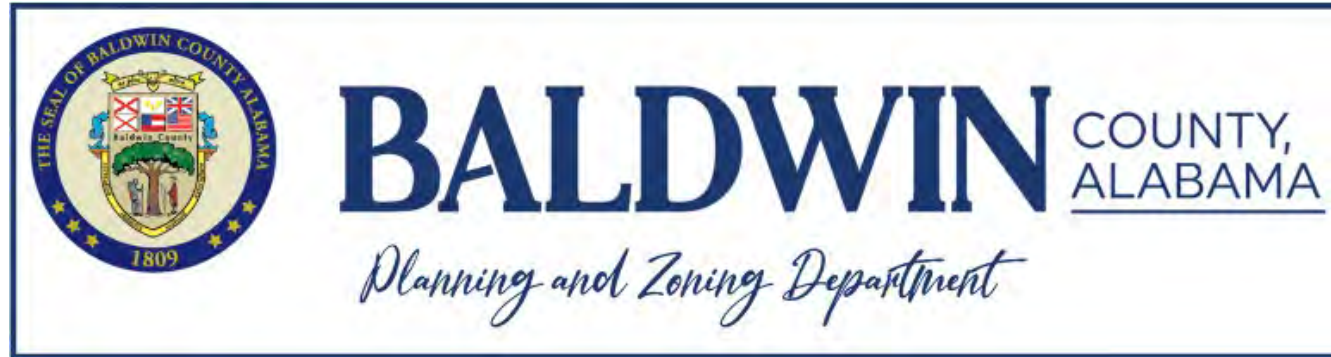
PRD Staff's Recommendation:

Staff finds that the **PRD24-05 Cambridge Subdivision** application should be recommended for **Approval*** with the following conditions:

Conditions of approval:

1. Approval of the rezoning request from RA & B-3 to RSF-2 as well as approval of Z24-18 (Bengston Property).
2. Per the Natural Resource Planner, the two delineation's jurisdictional wetlands (based on the professional wetland delineators' opinions) will need to be combined onto the PRD Sketch Plan and shown as jurisdictional or To Be Determined.
3. The US Army Corp of Engineers (USACE) permit #SAM-2024-00869 will need to be approved and reflected on the PRD Sketch Plan which will need to be submitted prior to Preliminary Plat approval.
4. When the preliminary plat is submitted, the wetlands and wetland buffer may be adjusted to reflect what is shown on an acceptable wetland report, but the number of lots cannot be increased without Planning Commission approval.

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



Case No./Name: Z24-37 Keifer Property (Agenda Item 10b.)
Meeting Date: October 3, 2024
Request: Rezone from RA to RSF-1 for single family use.
Recommendation: Approve Z24-37

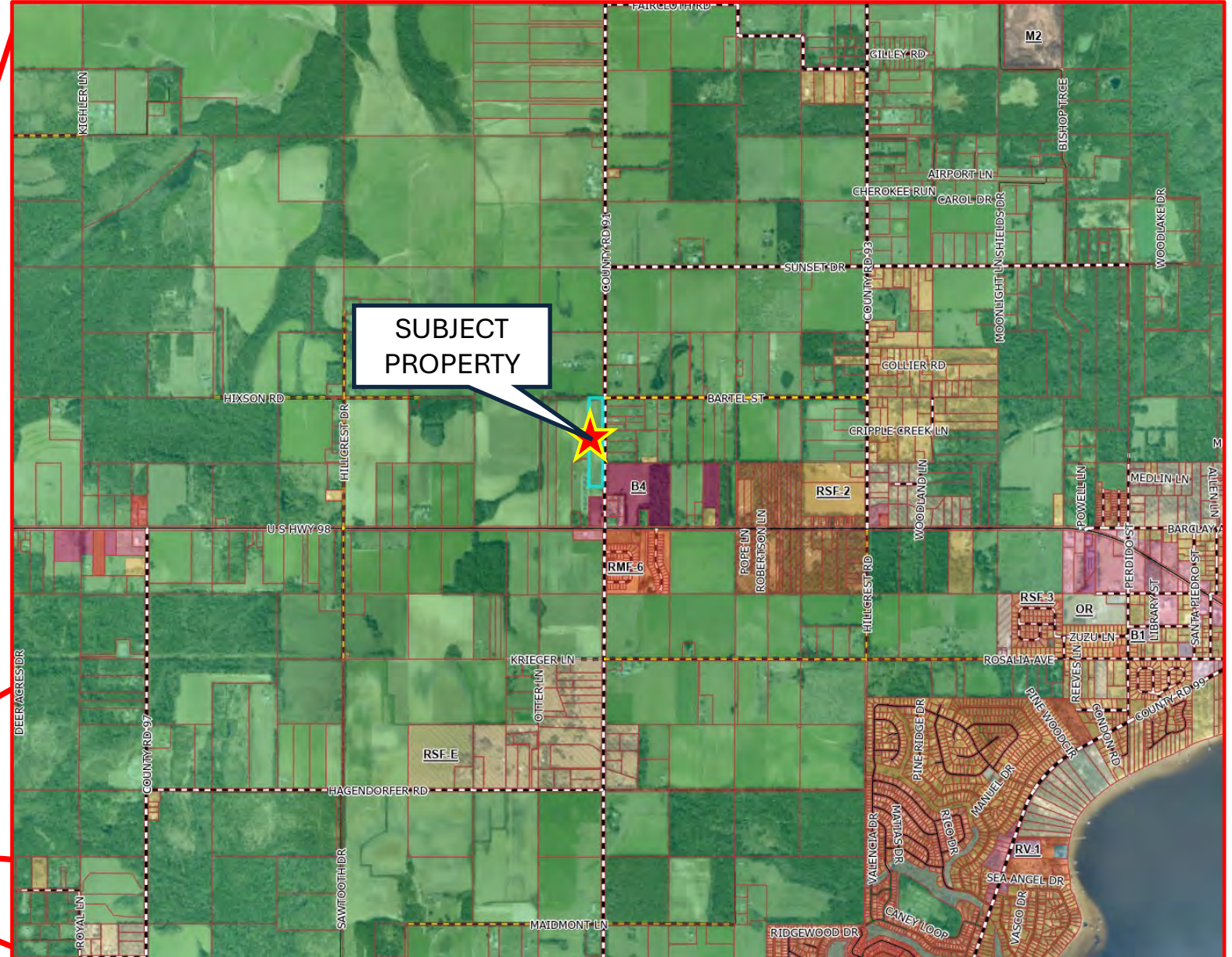
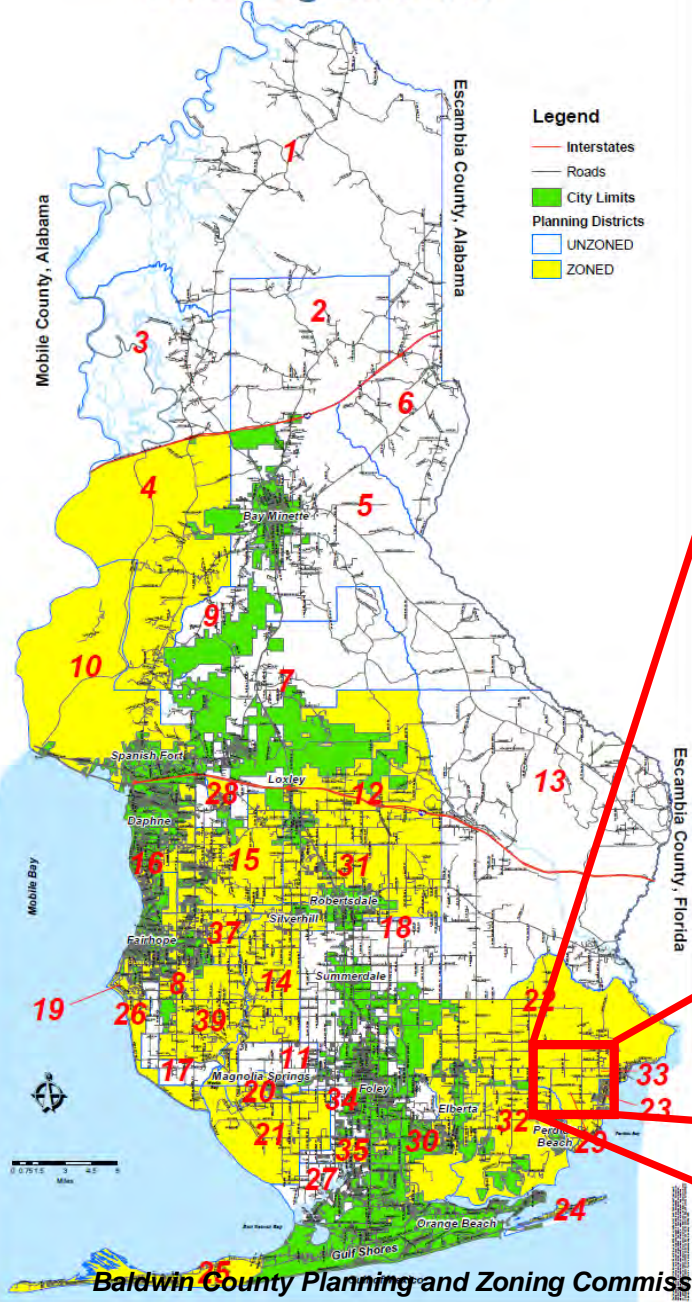
Staff Lead: Celena Boykin, Senior Planner

Owner / Developer: Kurtis and Marion Keifer, 9018 Tuscaloosa Dr., Perdido Beach, AL 36530

Applicant: Dewberry Engineers, Inc., 25353 Friendship Rd., Daphne, AL 36526

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



Location: The subject property is located west of County Rd 91, north of Hwy 98.

Planning District: 22

Zoning: Current zoning: **RA**, Rural Agricultural

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

Requested zoning: **RSF-1**, Single Family Residential

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

Parcel#: 05-52-04-20-0-000-008.000

PIN#: 23716

Total Acres: 11.6 +/- acres

Current Use: Vacant

Applicant's Request: The applicant would like to rezone for residential use.

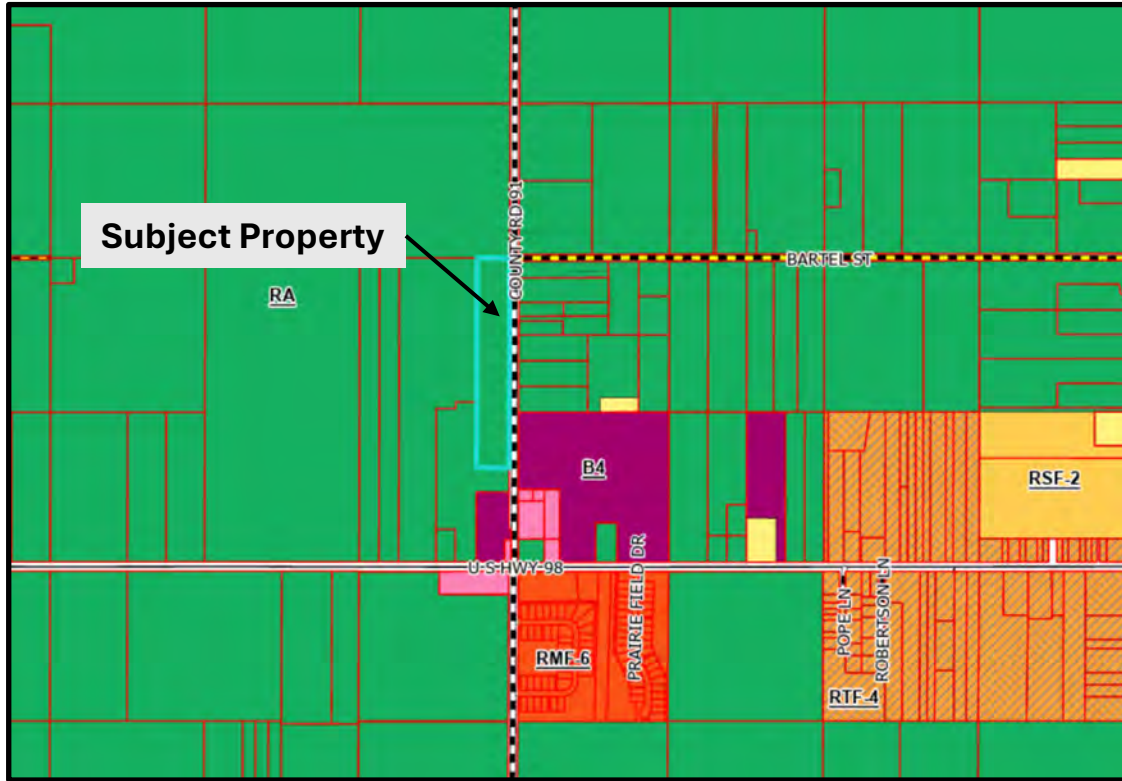
Online Case File Number: The case number is Z24-37. When searching online CitizenServe database, please use Z24-000037.



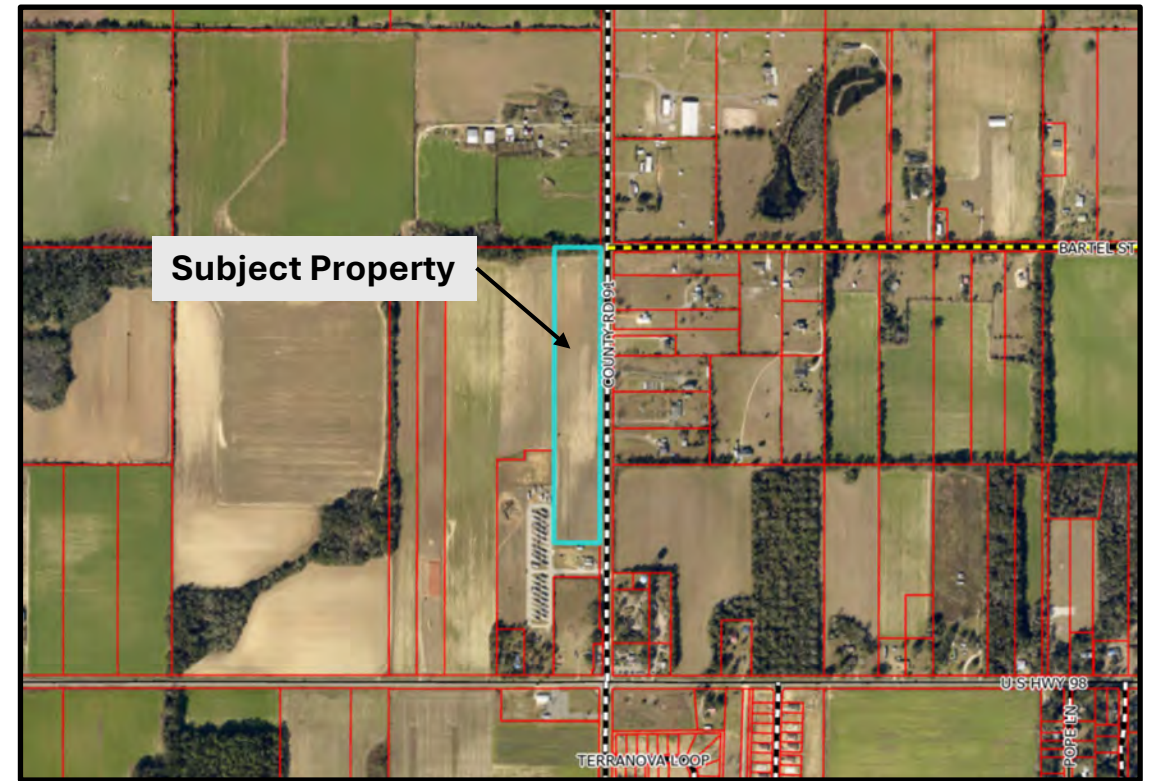
Agency Comments

- **USACE, James Buckelew:** Staff reached out 9/11/2024 but received no comments.
- **ADEM, Scott Brown:** Staff reached out 9/11/2024 but received no comments.
- **BCBE:** Staff reached out 9/10/2024 but received no comments.
- **Subdivisions, Shawn Mitchell:** A subdivision is not requested at this time. If the Applicant wishes to subdivide the property, Preliminary and Final Plat applications will be required.
- **Buford King on behalf of the Permit Engineer:** Should subject property be re-zoned to RSF-1 (30,000sf, 100' wide lots) roughly 15 lots may be created out of the 12 acre parcel with a future subdivision. Staff reserves the right and memorializes herein that a future subdivision may require the construction of internal roadways in lieu of direct frontage and direct access onto CR91. Though CR91 is currently classified as a local road, and driveways spaced 120' apart utilizing common driveways may be possible, in anticipation of a future reclassification of CR91 staff desires internal roadways within the future subdivision should the re-zoning be successful. This likely requirement is an effort to provide for the safety of the traveling public by reducing turnouts onto CR91 should a subdivision occur in the future. This likely requirement is due to staff recognizing that a traffic study will probably not be triggered by the future subdivision and staff is proactively seeking ways to mitigate increased turnouts onto CR91.

Locator Map



Site Map














	Adjacent Zoning
North	RA- Rural Agriculture
South	RA- Rural Agriculture
East	RA- Rural Agriculture and B4- Major Commercial
West	RA- Rural Agriculture

Adjacent Land Use
Agriculture
RV Park
Agriculture & Residential
Agriculture & RV Park

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.

STAFF ANALYSIS

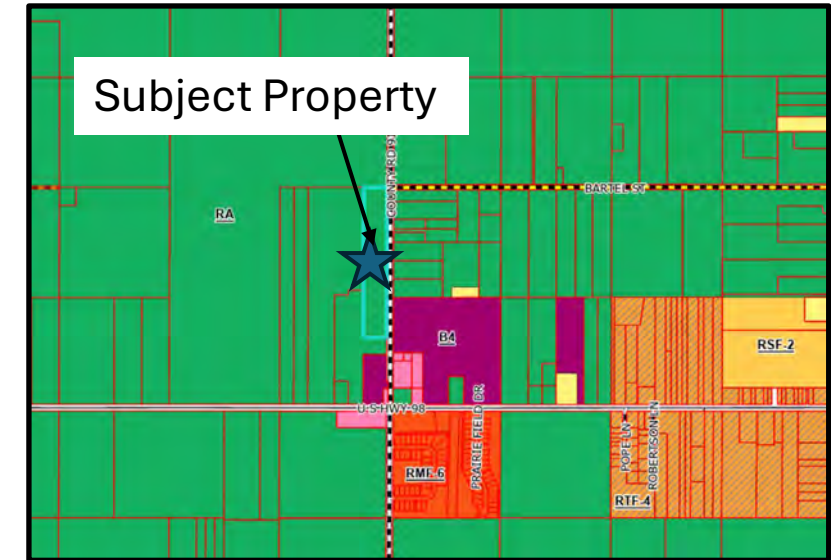
1.) Is the requested change compatible with the existing development pattern and the zoning of nearby properties?

The subject property is currently zoned RA, Rural Agricultural District. Nearby parcels are zoned RA, B2 and B4. The nearby uses are agriculture, commercial, and residential. Although some of the north and east parcels are zoned Rural Agriculture they appear to be developed with single-family dwellings. Staff feels that the requested change is compatible with the development pattern of the surrounding areas.

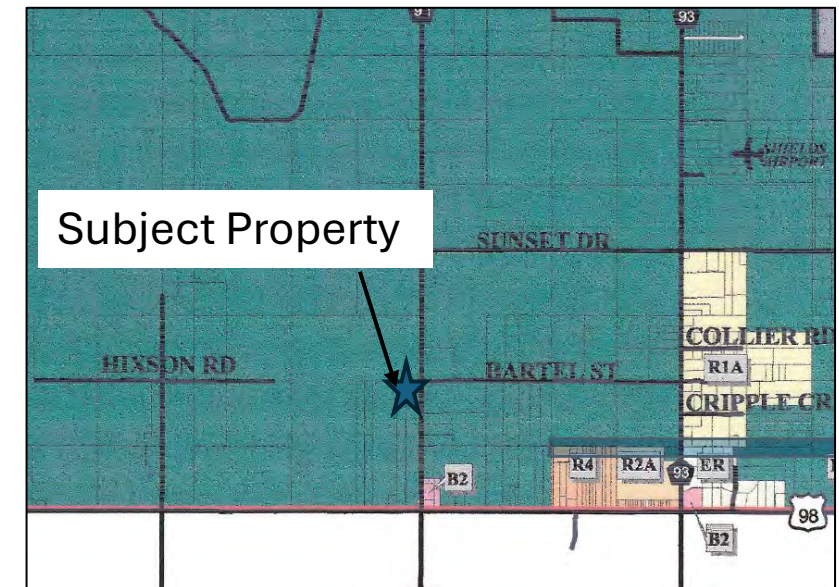
2.) Has there been a change in the conditions upon which the original zoning designation was based? Have land uses or conditions changed since the zoning was established?

Planning District 22 adopted a zoning map on November 19, 2002. Since this time there have been several rezonings in the area from rural agriculture to commercial.

Current Zoning Map

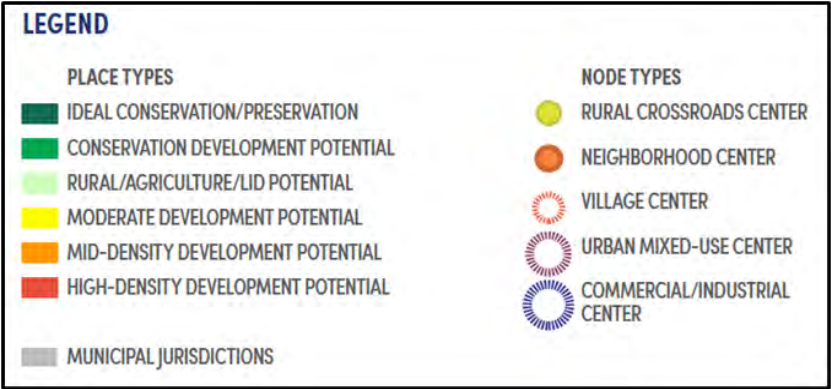
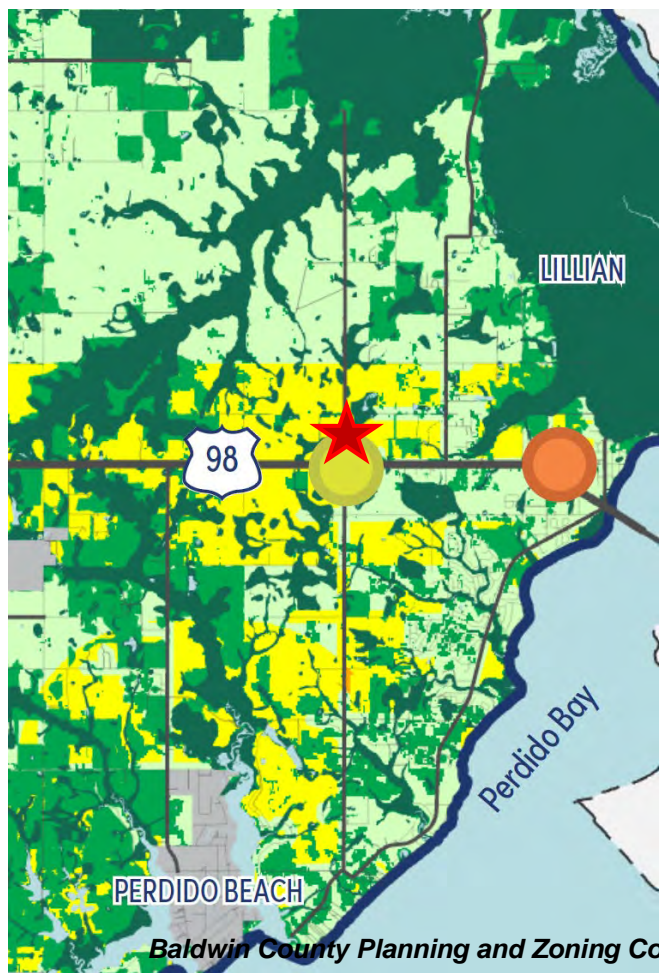


Original Zoning Map 2002



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

The majority of the future land use for the subject property is Moderate Development Potential Areas. Moderate Development Potential Areas are suitable for all 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. The subject property is also located in a Rural Crossroads Center.



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

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



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?

The functional classification of County Road 91 is local road. The Rural Local Road should serve primarily to provide access to adjacent land and service to travel over relatively short distances as compared to collectors or other highway systems. Access to this site would require approval from Baldwin County. `

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

This zoning district, RSF-1, is provided to afford the opportunity for the choice of a low density residential environment consisting of single family homes on large lots. This requested zoning would provide a transition between the major commercial and the rural agriculture.

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

This area of Planning District 22 consists of rural agricultural, commercial, and residential zoning districts. Adjacent properties are zoned for rural and commercial uses. The proposed amendment results in a transition that is more logical between the current commercial and rural zoning designations. On this basis, staff believes factor seven tends to encourage an approval of the rezoning request.

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.

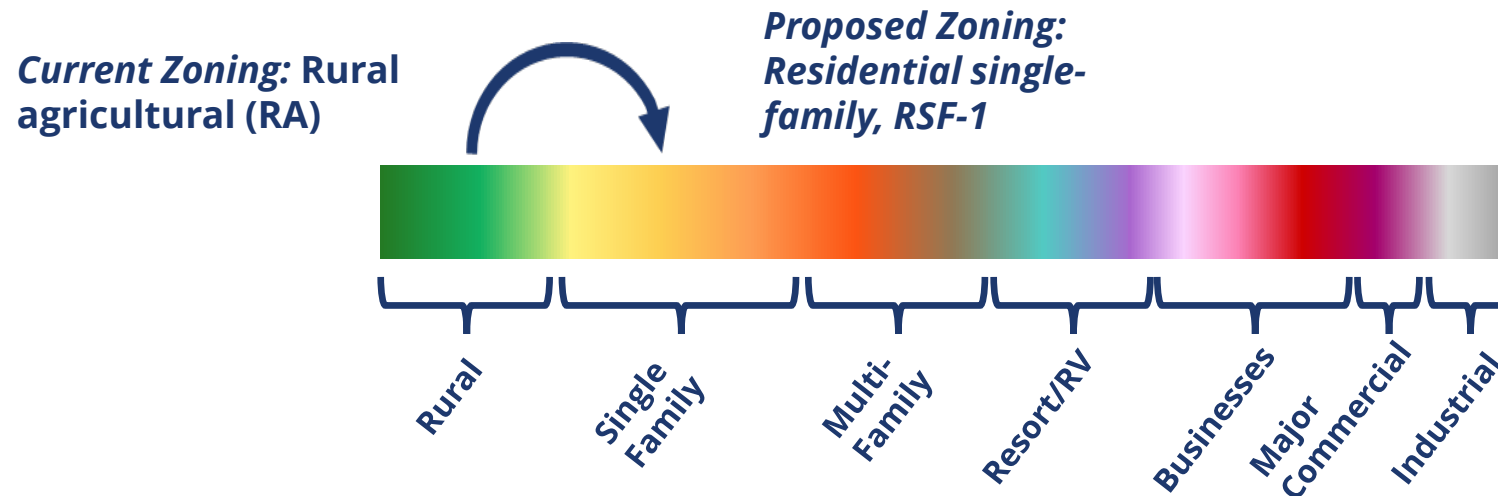
11.) Other matters which may be appropriate. N/A

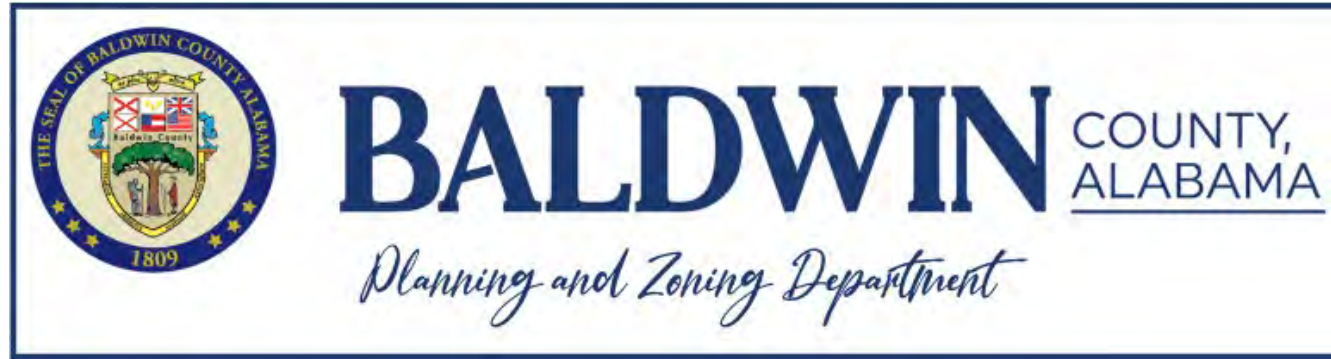
REZONING Staff's Recommendation:

Z24-37 RE-ZONING REQUEST FROM **RA** TO **RSF-1**

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.





Case No./Name: Z24-38 Dukes Property (Agenda Item 10c.)
Meeting Date: October 3, 2024
Request: Rezone from B-2 to B-3 to be compliant with current use
Recommendation: Approve Z24-38

Staff Lead: Celena Boykin, Senior Planner

Owner / Developer: *Steve Dukes, 7231 River Rd., Bay Minette, AL 36507*

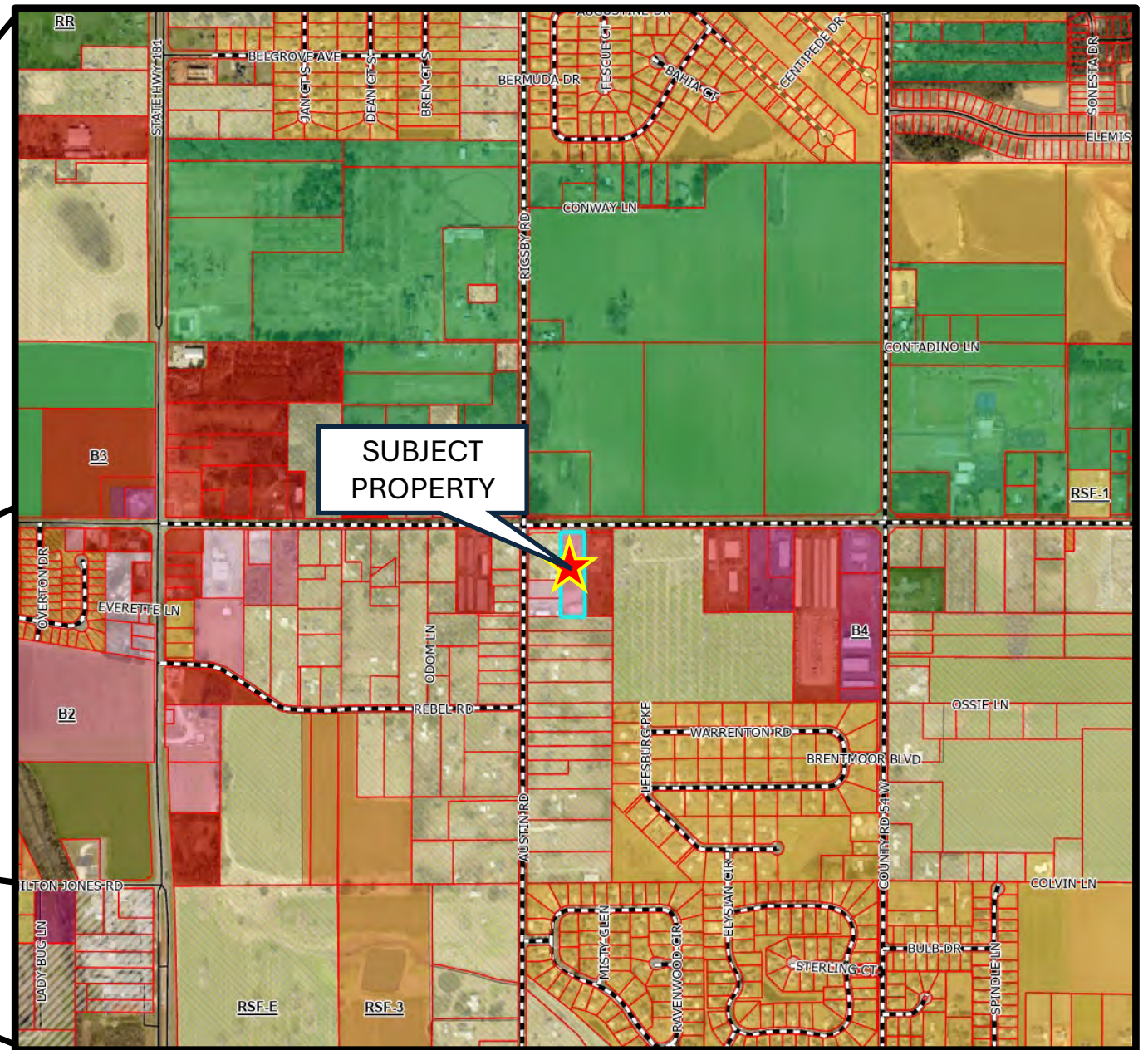
Applicant: Same

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



Location: The subject property is located south of County Rd 64, east of Austin Rd.

Planning District: 15

Zoning: Current zoning: B2 Neighborhood Business
Requested zoning: B3 General Business

Parcel#: 05-43-06-23-0-000-005.007 **PIN#:** 200403

Total Acres: 2.46 +/- acres

Current Use: Commercial

Applicant's Request: Property is rental property providing space for HVAC, generators, and other construction business. We would like to rezone to ensure the property is desirable to the type of businesses and industries like the current business.

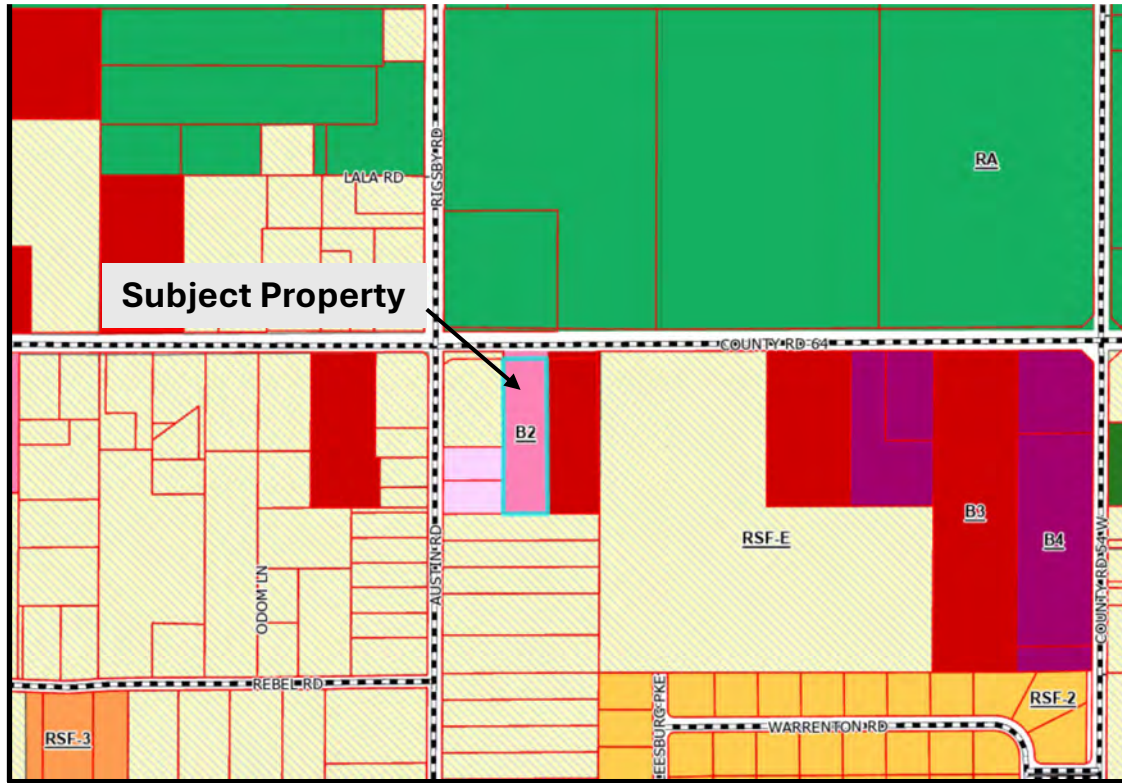
Online Case File Number: The case number is Z24-38. When searching online CitizenServe database, please use Z24-000038.



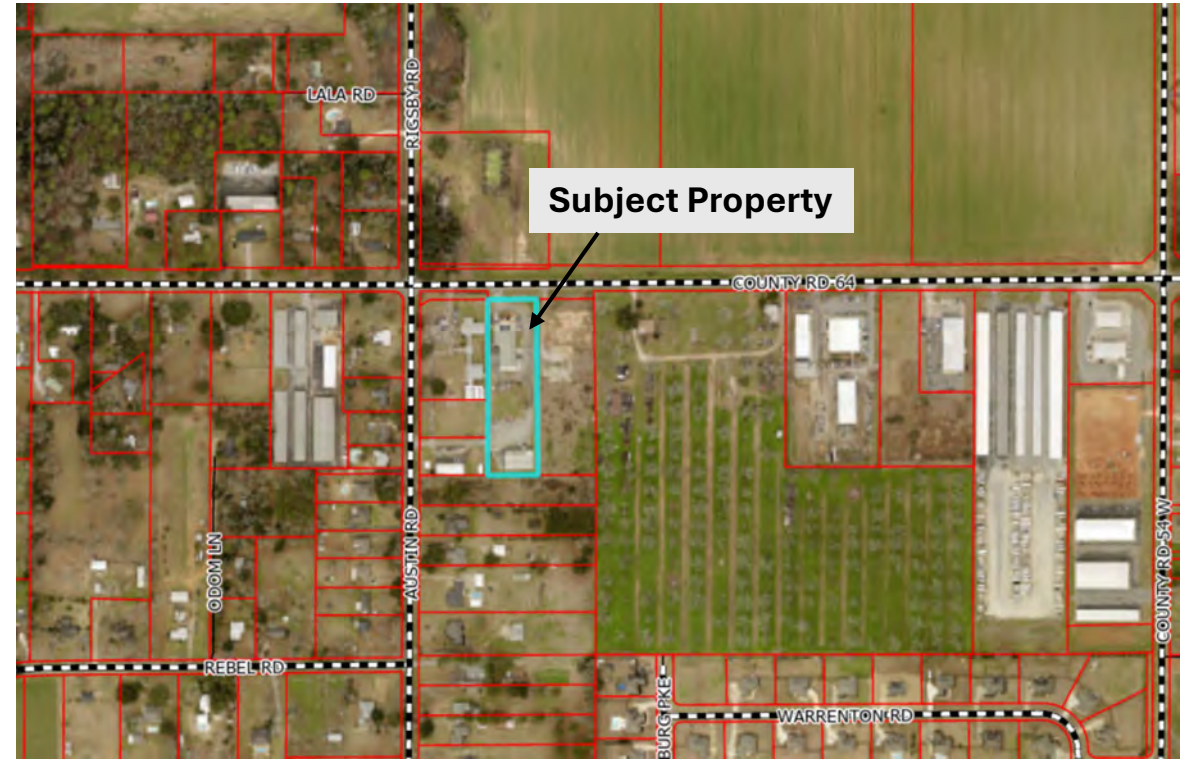
Agency Comments

- **USACE, James Buckelew:** Staff reached out 9/11/2024 but received no comments.
- **ADEM, Scott Brown:** Staff reached out 9/11/2024 but received no comments.
- **BCBE:** Staff reached out 9/11/2024 but received no comments.
- **Subdivisions, Shawn Mitchell:** A subdivision is not requested at this time. If the Applicant wishes to subdivide the property, Preliminary and Final Plat applications will be required..
- **Buford King on behalf of the Permit Engineer:** Staff's understanding is the requested re-zoning is not for any intended development activities at this time. Subject property appears to include a commercial turnout with double RCP culvert pipes and sloped, paved headwalls likely required at the time of site development. Staff memorializes there appears to be two units on the property and any efforts to add a third unit will trigger a PUD. Staff further memorializes that CR64 is a minor arterial roadway and any future development may be affected by the Access Management Plan currently under development by the Baldwin County Highway Department. Further, any change of use or additional development on the site may trigger a Commission Site Plan approval (CSP).

Locator Map



Site Map














	Adjacent Zoning
North	RA- Rural Agriculture
South	RSF-E – Single Family Estate
East	B3- General Business
West	RSF-E – Single Family Estate B1- Professional Business

Adjacent Land Use
Agriculture
Vacant
Vacant
Church and Commercial

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.

STAFF ANALYSIS

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

The subject property is currently zoned B2, Neighborhood Business District. Adjacent parcels are zoned RA, RSF-E, B2 and B3. The uses adjacent to the subject property are agricultural and commercial.

Staff feels that the requested change is compatible with the development pattern of the surrounding areas.

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

Planning District 15 adopted a zoning map on August 1, 2006. Since this time there have been multiple commercial rezonings along this area of County Rd 64.

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

Yes, the subject property falls within an Urban Mixed- Use Center. The Urban Mixed-Use Center's primary land uses include commercial center, office and other employment uses with the related zoning district of B-3.

URBAN MIXED-USE CENTER

PRIMARY LAND USES

- High-density mixed use—lofts and studio units above commercial space
- Multi-family homes—apartments, condominiums
- Regional and small scaled retail shops and sit-down restaurants
- Commercial centers, office and other employment uses
- Civic uses—government offices, courthouses, libraries, schools, etc.
- Churches
- Hotel
- Small parks and playgrounds

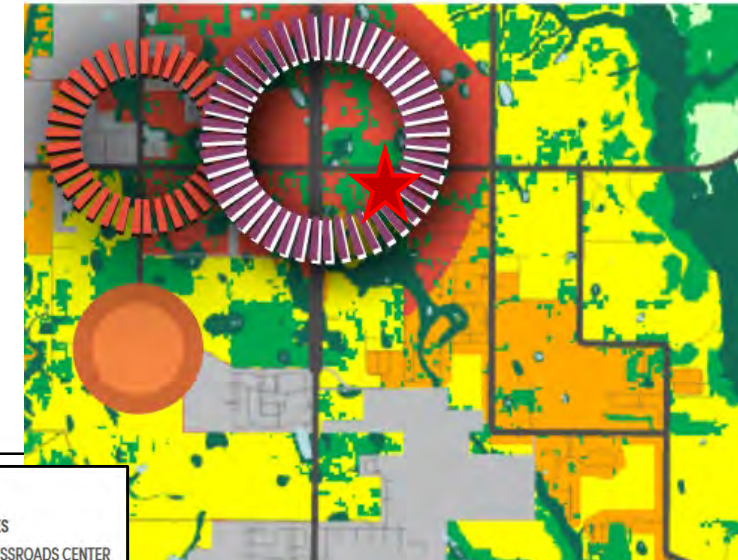


RELATED ZONING DISTRICTS

- B-1 Professional Business District
- B-2 Neighborhood Business District
- B-3 General Business District
- RMF-6 Residential Multifamily District
- HDR High Density Residential District

CONNECTIVITY NETWORK

- Urban block patterns and sizes—highly pedestrian
- Parking management solutions
- Parking in rear of buildings
- Multimodal—supports vehicles, bicycles, and pedestrians—streets with narrow traffic lanes, sidewalks, and bike lanes
- Suburban greenways and multi-use path connections



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

NODE TYPES

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

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 64 is minor arterial. Arterials provide a high level of mobility and a greater degree of access control

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 purpose of B-3 is to provide for a variety of retail uses and services in free-standing parcels or shopping centers to serve the community's general commercial needs. This district shall only be applied at appropriate locations: to conveniently meet these needs; in conformance with the goals, objectives and policies and location criteria of the Comprehensive Plan; compatible with the surrounding land uses and zoning districts; where it will not adversely impact the facilities and services of the County; where it will not set a precedent for the introduction of inappropriate uses into an area; and so as not to encourage non-residential strip development along streets. Staff believes this is a logical expansion to adjacent zoning and land uses.

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.

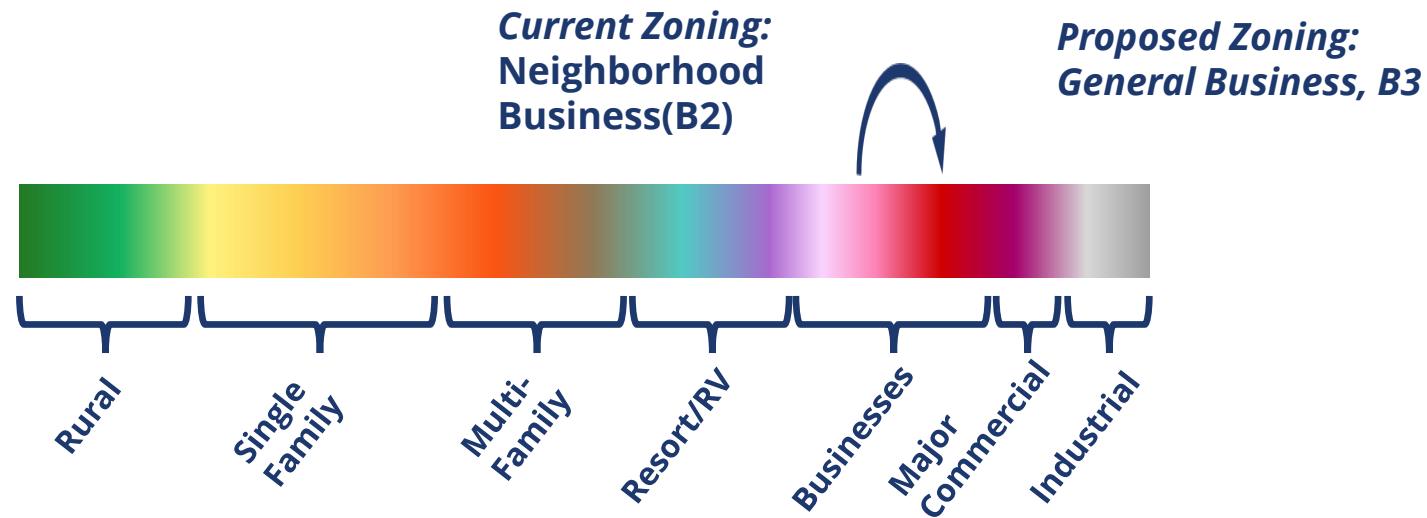
11.) Other matters which may be appropriate. N/A

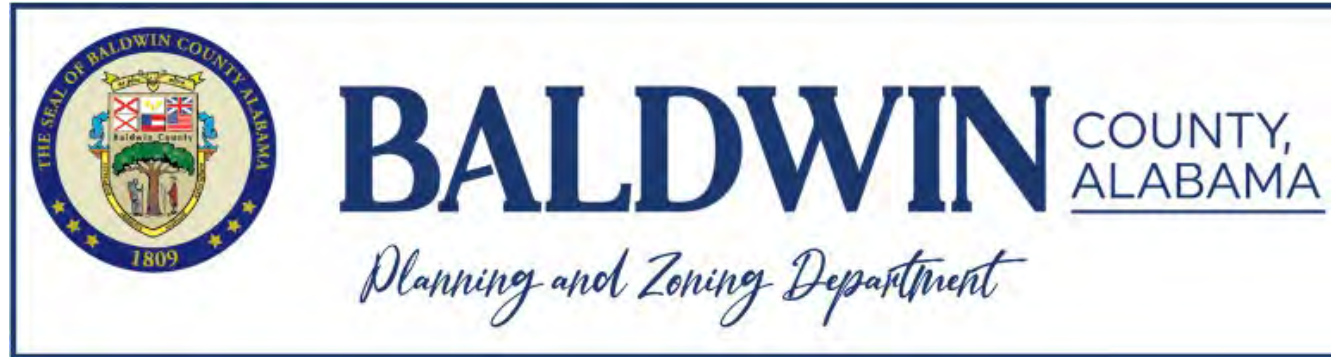
REZONING Staff's Recommendation:

Z24-38 RE-ZONING REQUEST FROM **B2** TO **B3**

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.





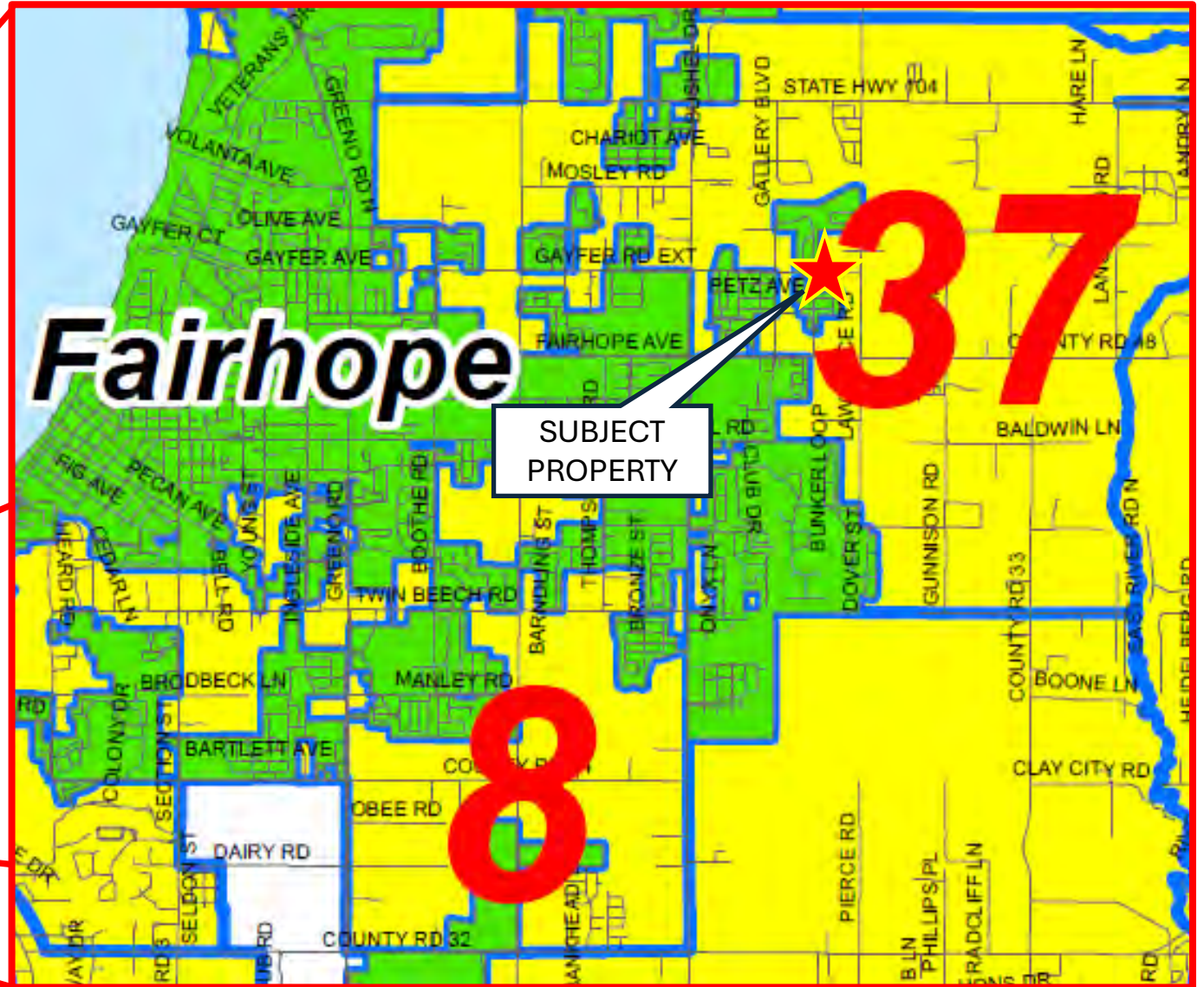
Case No./Name: Z24-39 Buckley Property (Agenda Item 10d.)
Meeting Date: October 3, 2024
Request: Rezoning request from **RA**, Rural Agricultural District, to **RSF-1**, Residential Single Family District
Recommendation: **Approval**

Staff Lead: Calla McKenzie, Planning Technician II
Owner / Developer: Leigh Buckley
Applicant: Tarrel James

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



SUBJECT
PROPERTY

Location: The subject property is located south of Gayfer Rd Ext and west of Liberty Ln.

Planning District: 37

Zoning: Current zoning: **RA** Rural Agricultural
Requested zoning: **RSF-1** Single Family Residential

Parcel#: 05-46-06-14-0-000-001.540 **PIN#:** 53139

Total Acres: 7.3 +/- acres

Current Use: Residential

Applicant's Request: The applicant would like to rezone for residential use.

Online Case File Number: The official case number for this application is Z24-39, however, when searching the online CitizenServe database, please use Z24-000039.

Agency Comments

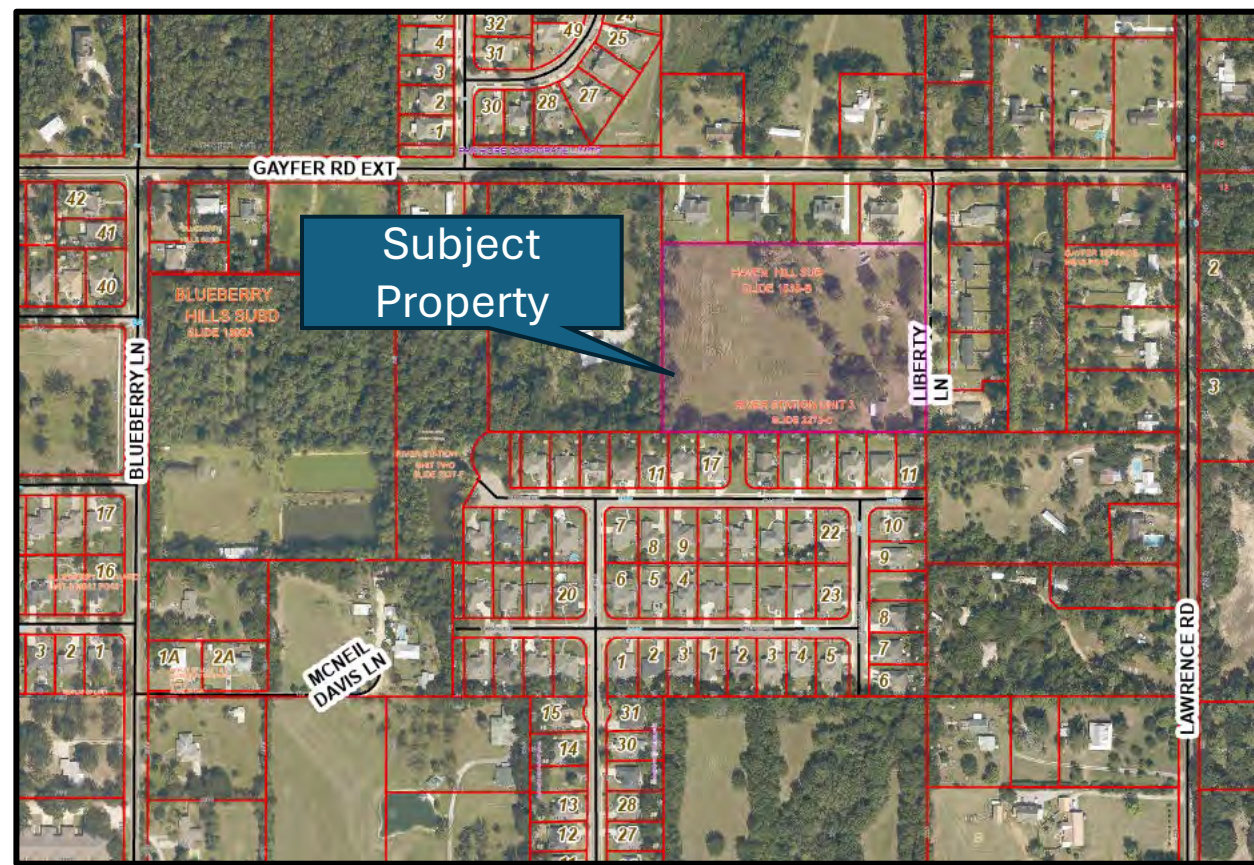
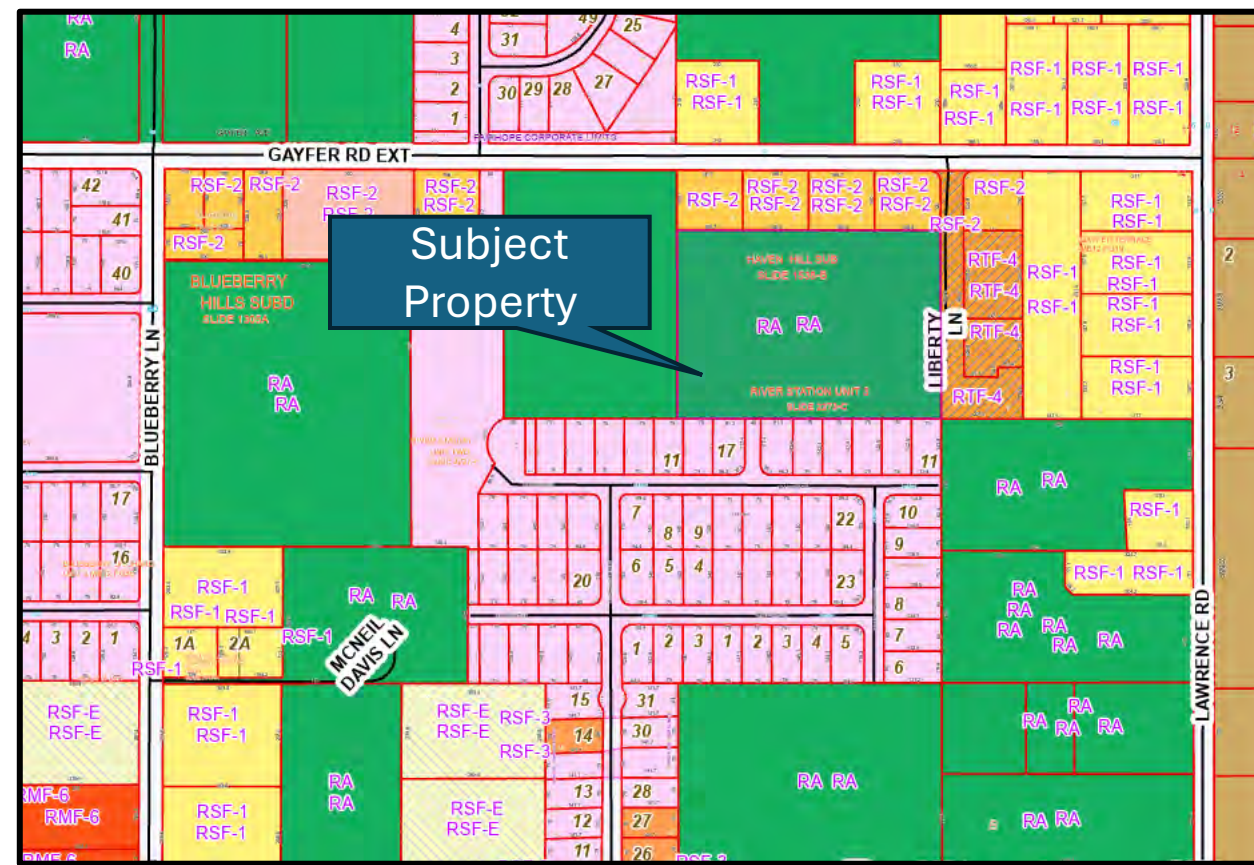
- **USACE, James Bucklew:** Staff reached out on 9/11/2024 but received no comments.
- **ADEM, Scott Brown:** Staff reached out on 9/11/2024 but received no comments.
- **BCBE:** Staff reached out on 9/11/2024 but received no comments.
- **City of Fairhope, Hunter Simmons:** Staff reached out on 9/11/2024 but received no comments.
- **Subdivisions, Shawn Mitchell:** A subdivision is not requested at this time. If the Applicant wishes to subdivide the property, Preliminary and Final Plat applications will be required.

Agency Comments (Continued)

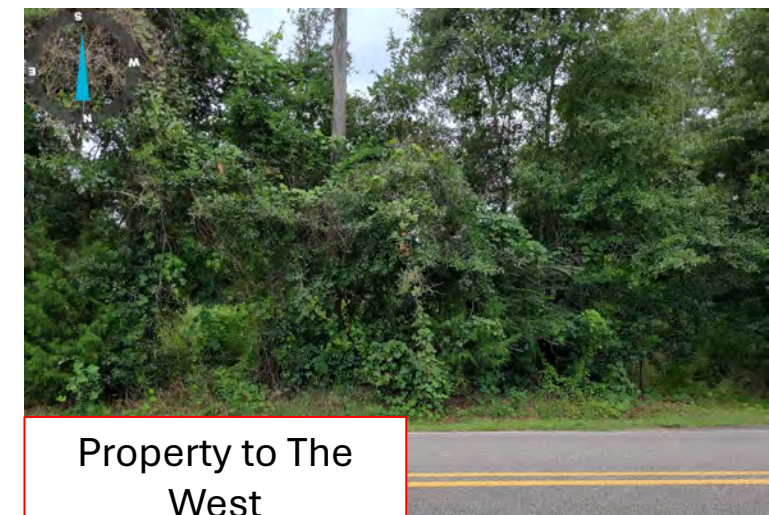
- **Buford King on behalf of the Permit Engineer:** It is staff's understanding that the desire to re-zone PIN 53139 is so that lots 1-3 of Haven Hill Subdivision may be enlarged by consuming portions of PIN 53139 via common lot line movement. However, because the outer boundary of Haven Hill Subdivision will be altered, Planning Commission approval will be required prior to authorizing re-recording Haven Hill Subdivision to include the addition of re-configured PIN 53139. It is staff's understanding that existing lots "3" and "5" of Haven Hill Subdivision are not intended to be altered. It is also staff's understanding that the remaining portion of PIN 53139 will be brought into Haven Hill Subdivision and will become proposed lot "6" and proposed lot 6 will be accessed from existing Liberty Lane, a paved private road traversing PIN 365480. It may be possible for proposed lot 6 to use Liberty Lane for access and comply with the subdivision regulations provided that a proper ingress-egress easement instrument number is reflected on the new subdivision plat, and that Liberty Lane complies with the asphalt width and shoulder requirements of Appendix "4" of the subdivision regulations. As it appears only six (6) units would be serviced by Liberty Lane, and thus the ADT of Liberty Lane is much less than 750, Liberty Lane may be acceptable provided that it has 18' of pavement width, among other requirements. If the re-zoning is successful and the new subdivision is requested, the engineer of record will reflect all required information for Liberty Lane on the proposed subdivision preliminary plat including easements. Staff reserves the right to inspect the existing turnout from Liberty Lane onto Gayfer Road extension and require a commercial turnout (CTP) be installed if it is determined a CTP is required for the safety of the traveling public. A CTP may include, but not be limited to installing 18" RCP or greater culvert pipe as sized by the Engineer of Record, as well as installation of a stop sign, stop bar, etc. The existing mailboxes on the east side of Liberty Lane along Gayfer Road Ext may have to be re-located if the CTP is installed. The Permit Engineer shall have final approval authority over the requirement of installing a CTP which will be evaluated when a preliminary plat is submitted.

Locator Map

Site Map














	Adjacent Zoning	Adjacent Land Use
North	RSF-2, Residential Single Family	Residential
South	N/A - City of Fairhope	Residential
East	RTF-4, Residential Two Family	Residential
West	RA, Rural Agriculture	Residential



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.

STAFF ANALYSIS

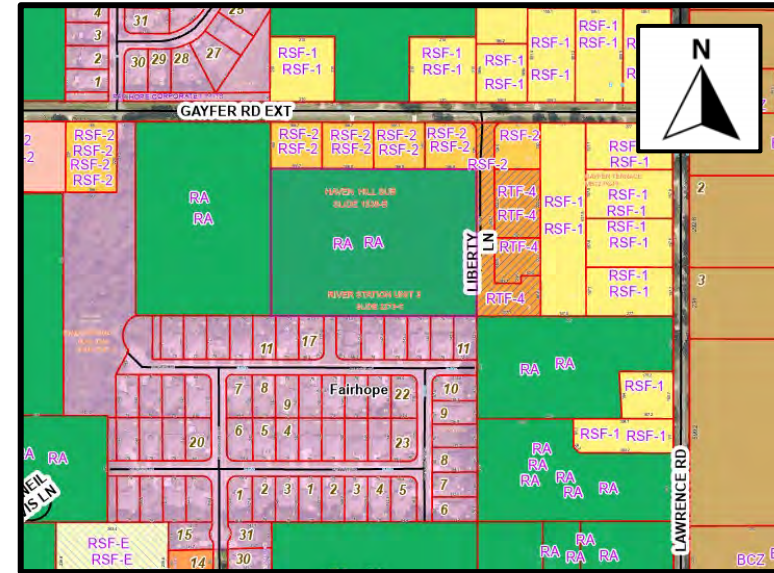
1.) Is the requested change compatible with the existing development pattern and the zoning of nearby properties?

The subject property is currently zoned RA, Rural Agricultural District. Nearby parcels are zoned RSF-2 and RTF-4. The uses adjacent to the subject property are residential. The parcel that is to the south of the subject property, in the City of Fairhope, is also residential. Therefore, staff feels that the requested change is compatible with the development pattern of the surrounding areas.

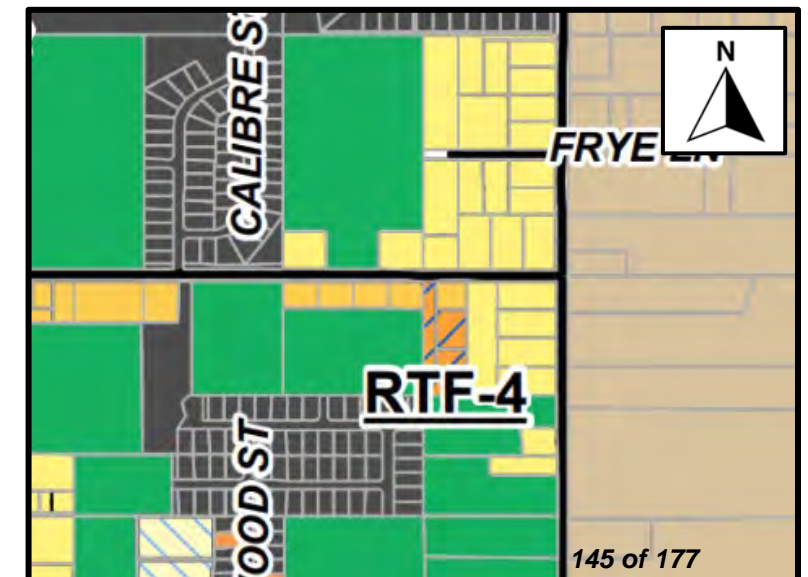
2.) Has there been a change in the conditions upon which the original zoning designation was based? Have land uses or conditions changed since the zoning was established?

Planning District 37 adopted a zoning map on July 18, 2022. Since this area was zoned, there have been no rezonings or land use changes in this immediate area. However, the land use of this property was and still is residential. It was likely zoned RA due to the size of the property.

Current Zoning Map



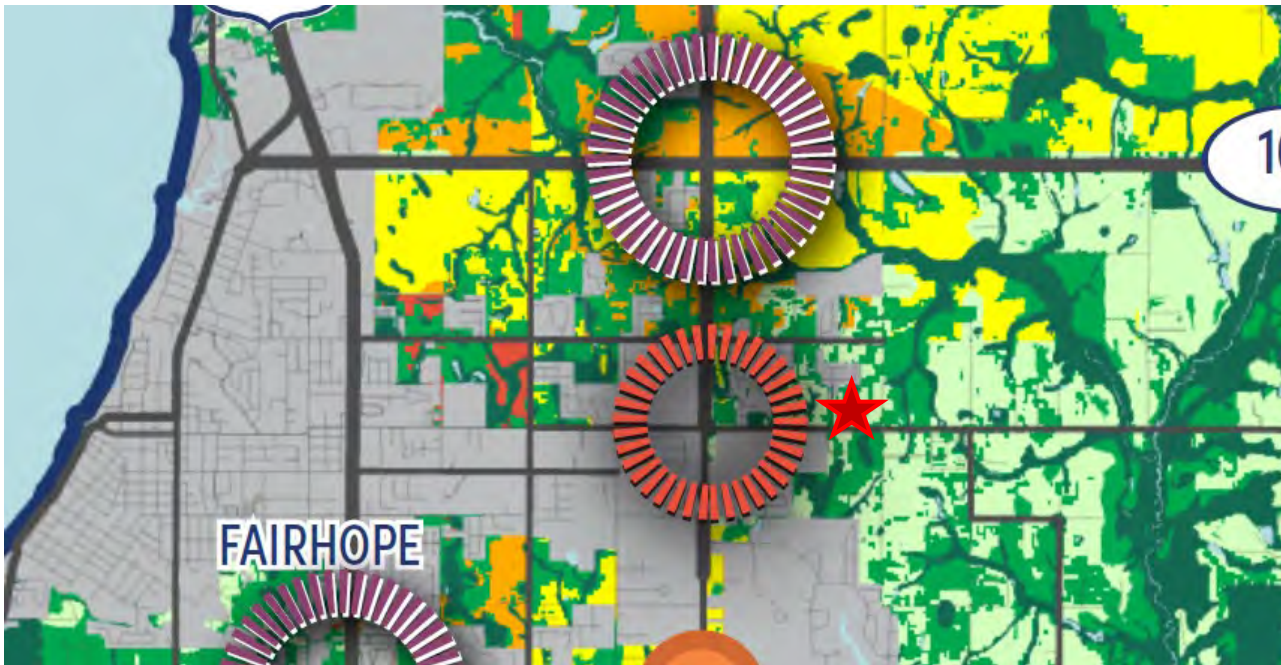
Original Zoning Map 2022





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

The majority of the future land use on the FLUM (Future Land Use Map) for the subject property is Rural Agriculture LID Potential Area with some Conservation Development Potential Area. 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 related zoning districts include RR, RA and RSF-E.



- ✓ **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?**
Gayfer Rd EXT is classified as a major collector, which are used to connect local roads and streets with arterial roads. Staff does not perceive the proposed zoning and its permitted use would 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?**
The proposed zoning (RSF-1) allows for residential uses. This consistent with the adjacent development.
- ✓ **7.) Is the proposed amendment the logical expansion of adjacent zoning districts?**
The permitted uses allowable in RSF-1 Zoning include residential uses. Staff believes this is a logical expansion to adjacent zoning and land uses.

- ✓ **8.) Is the timing of the request appropriate given the development trends in the area?**
Staff believes there are no conflicts regarding the timing of 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

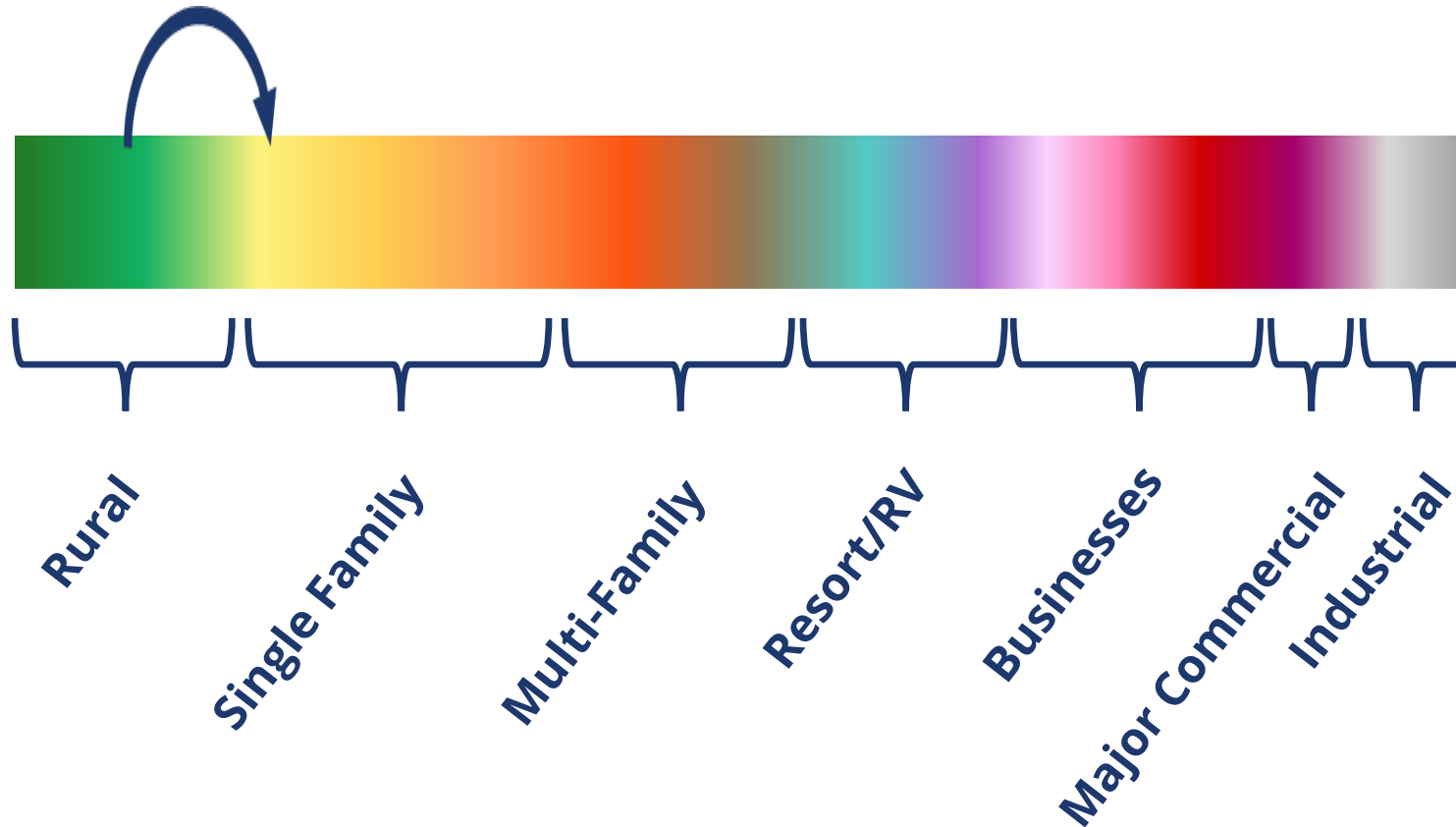
Z24-39 BUCKLEY PROPERTY

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

Lead Staff: Calla McKenzie, Planning Technician II

Current Zoning:
Rural Agriculture (RA)

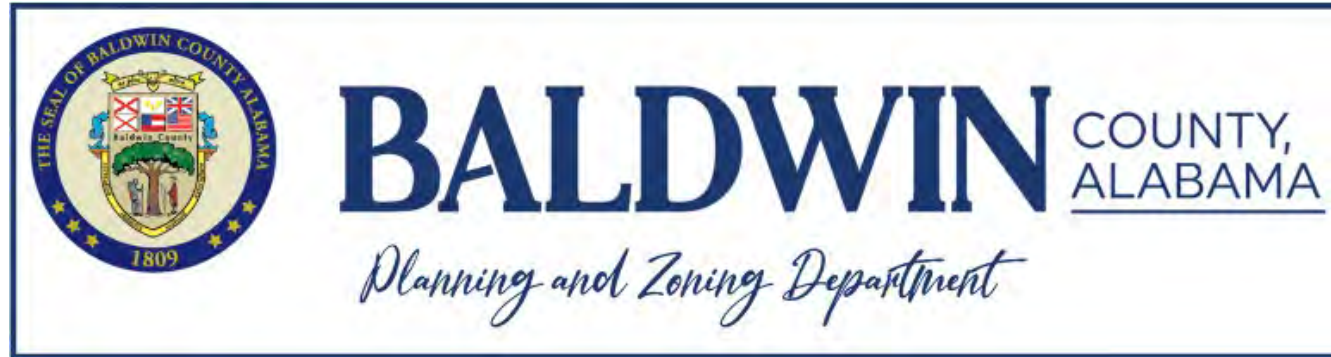
Proposed Zoning:
Residential Single Family 2 (RSF-2)



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.



Case No./Name: Z24-40 Hamm Enterprises Property (Agenda Item 10e.)
Meeting Date: October 3, 2024
Request: Rezone from RA to RSF-3 for single family use.
Recommendation: Approve Z24-40

Staff Lead: Celena Boykin, Senior Planner

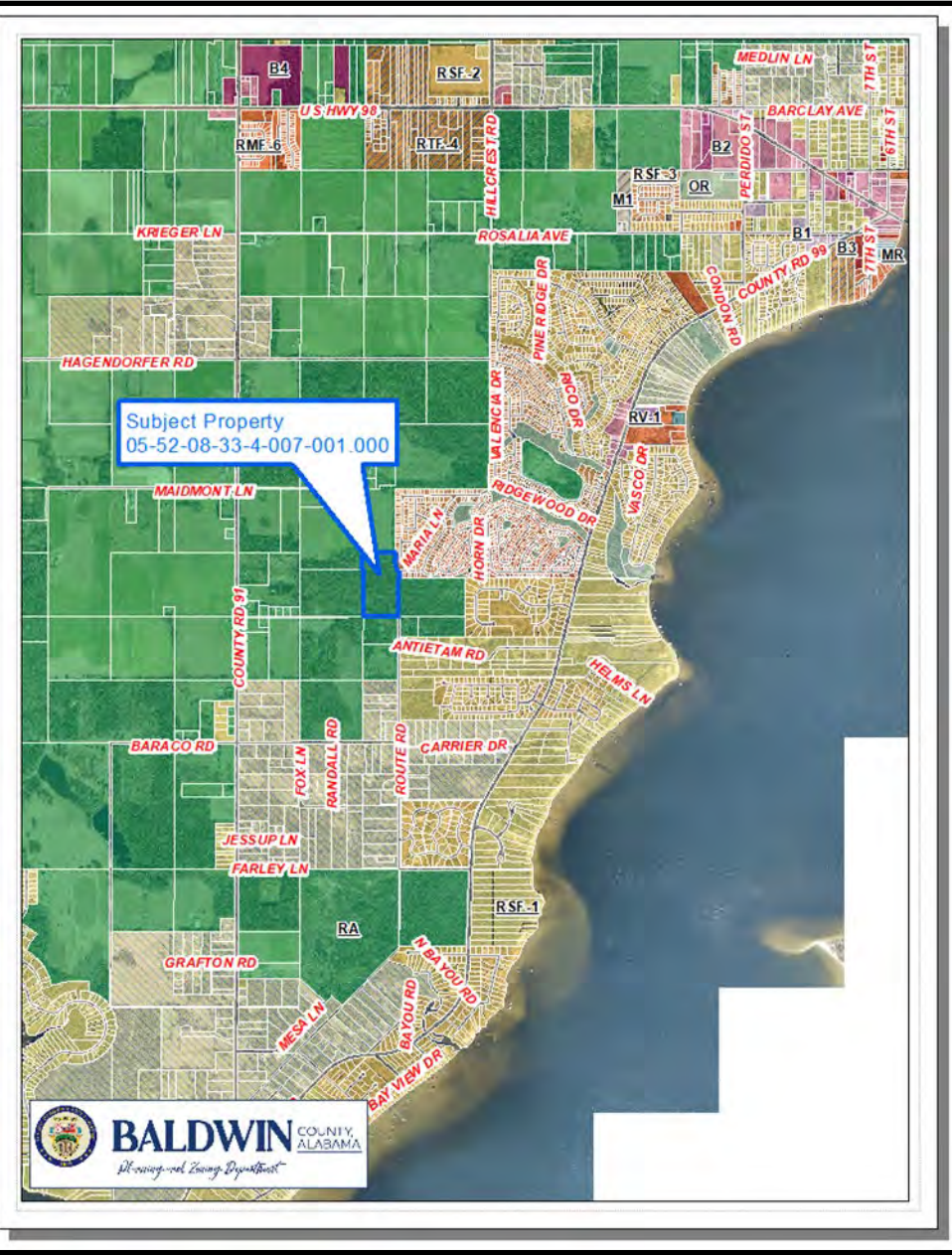
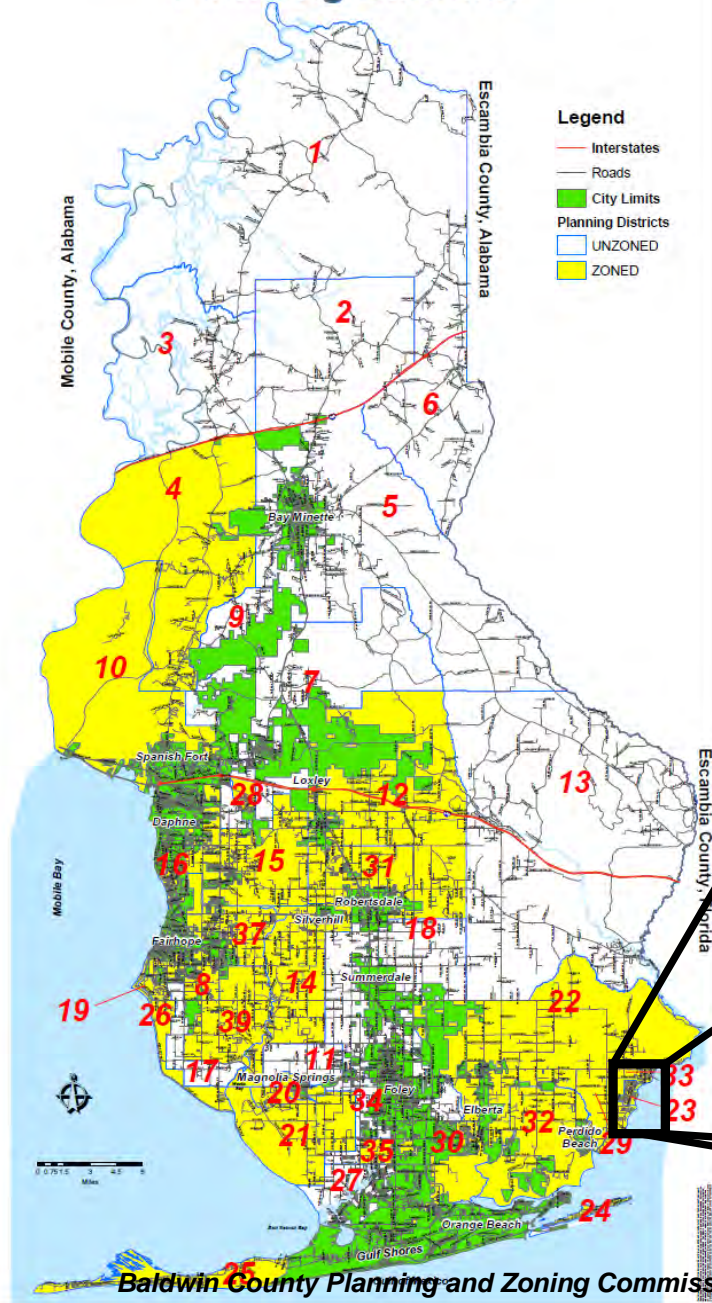
Owner / Developer: Hamm Enterprises LTD, Inc, P.O.Box 1608, Robertsedale, AL 36567

Applicant: Barton & Shumer Engineering, LLC 3213 Midtown Park S., Mobile, AL 36607

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



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

Planning District: 33

Zoning: Current zoning: **RA**, Rural Agricultural

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

Requested zoning: **RSF-3**, Single Family Residential

Maximum Height of Structure 35-Feet
Maximum Height in Habitable Stories 2½
Minimum Front Yard 30-Feet
Minimum Rear Yard 30-Feet
Minimum Side Yards 10-Feet
Minimum Lot Area 10,000 Square Feet
Minimum Lot Width at Building Line 80-Feet
Minimum Lot Width at Street Line 40-Feet
Maximum Ground Coverage Ratio .35

Parcel#: 05-52-08-33-4-007-001.000 **PIN#:** 71483

Total Acres: 22.87 +/- acres

Current Use: Vacant

Applicant's Request: The applicant would like to rezone for residential use.

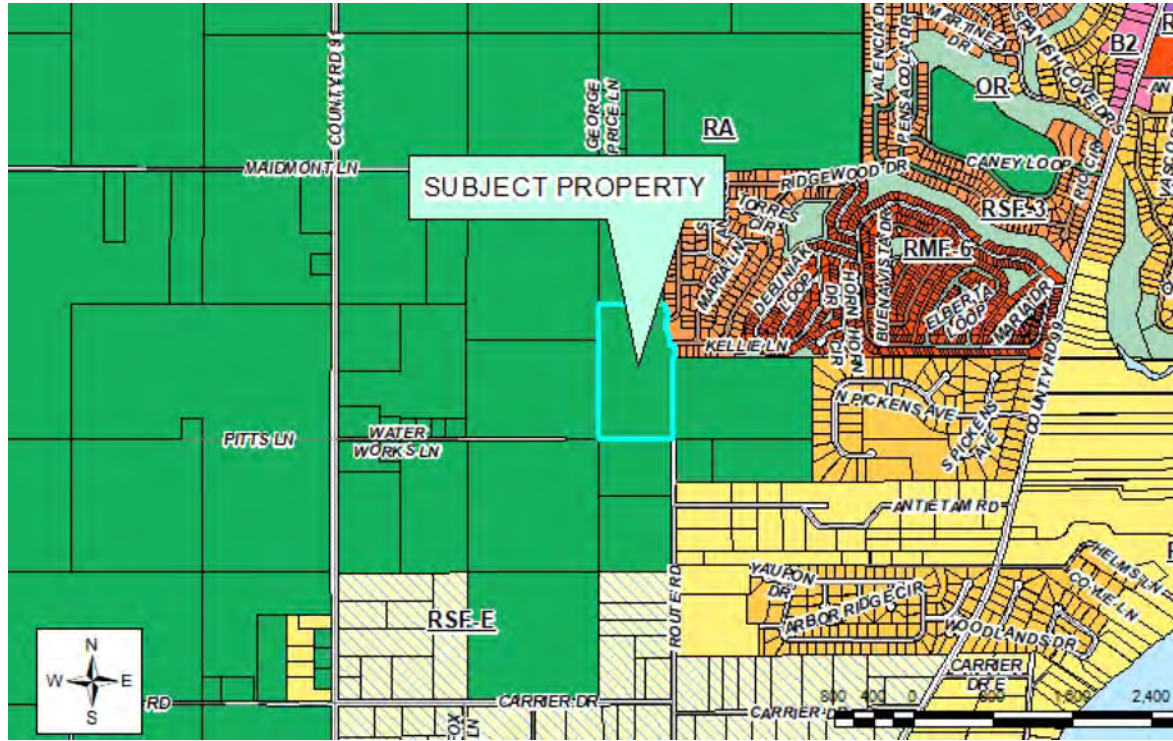
Online Case File Number: The case number is Z24-40. When searching online CitizenServe database, please use Z24-000040.



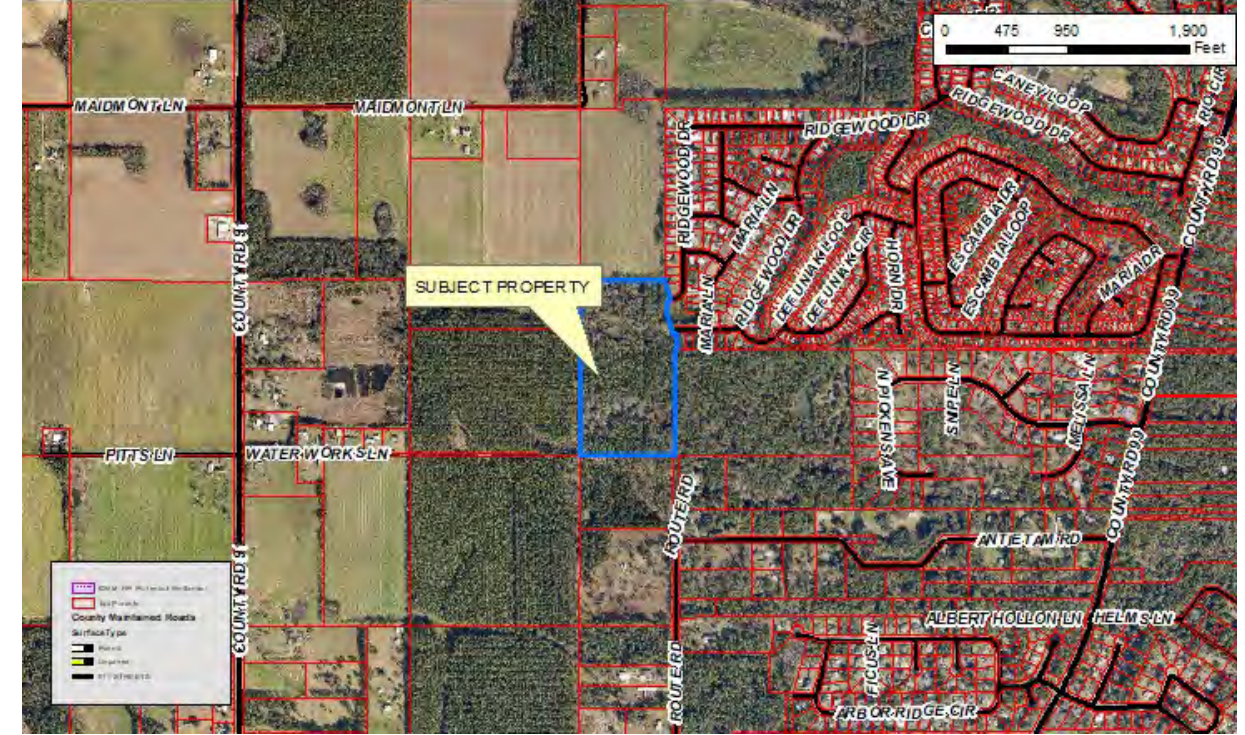
Agency Comments

- **USACE, James Buckelew:** Staff reached out 9/11/2024 but received no comments.
- **ADEM, Scott Brown:** Staff reached out 9/11/2024 but received no comments.
- **BCBE:** Staff reached out 9/11/2024 but received no comments.
- **Subdivisions, Shawn Mitchell:** A subdivision is not requested at this time. If the Applicant wishes to subdivide the property, Preliminary and Final Plat applications will be required..
- **Buford King on behalf of the Permit Engineer:** 23 acre subject property, if rezoned to RSF-3 (10,000sf lots) could support about 70 lots +/- depending upon the results of the wetland delineation and design of drainage improvements. A likely condition of approval of a future subdivision will be to acquire the necessary right of way and improve Water Works Lane from subject property to the intersection with CR91 to support two-way traffic. Because of the new traffic corridor that would be opened by improvements to Water Works Lane, the traffic study scope will likely include the CR91 corridor up to and including the intersection with US98. Another likely condition of approval of a future subdivision will include opening and improving the northern section of Route Road to connect to the development of subject property so that an additional ingress-egress is created for the entire development.

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

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.

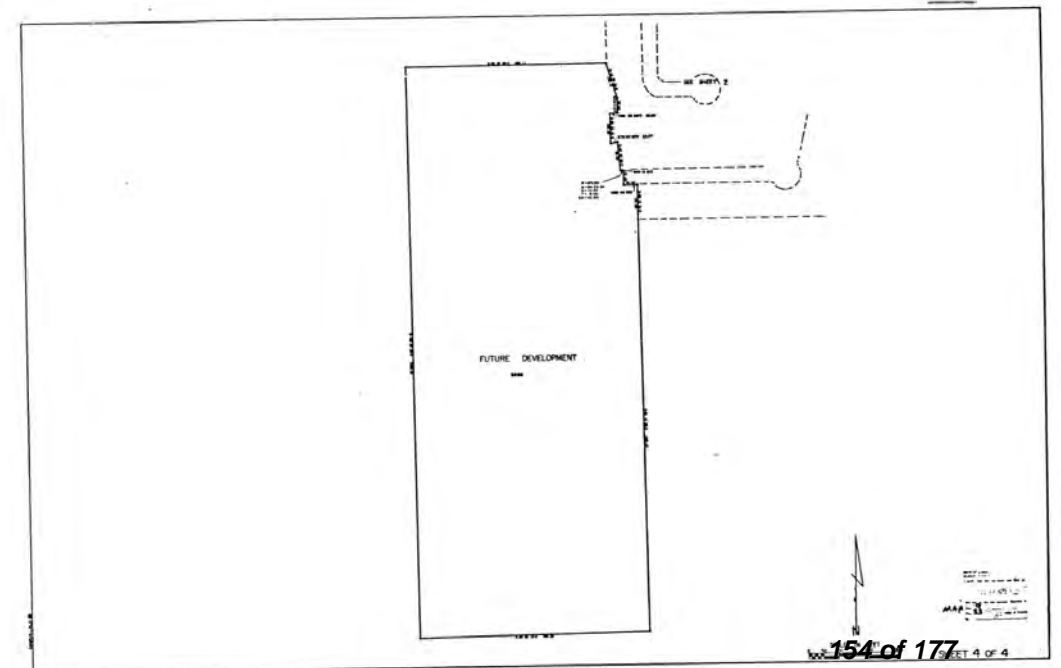
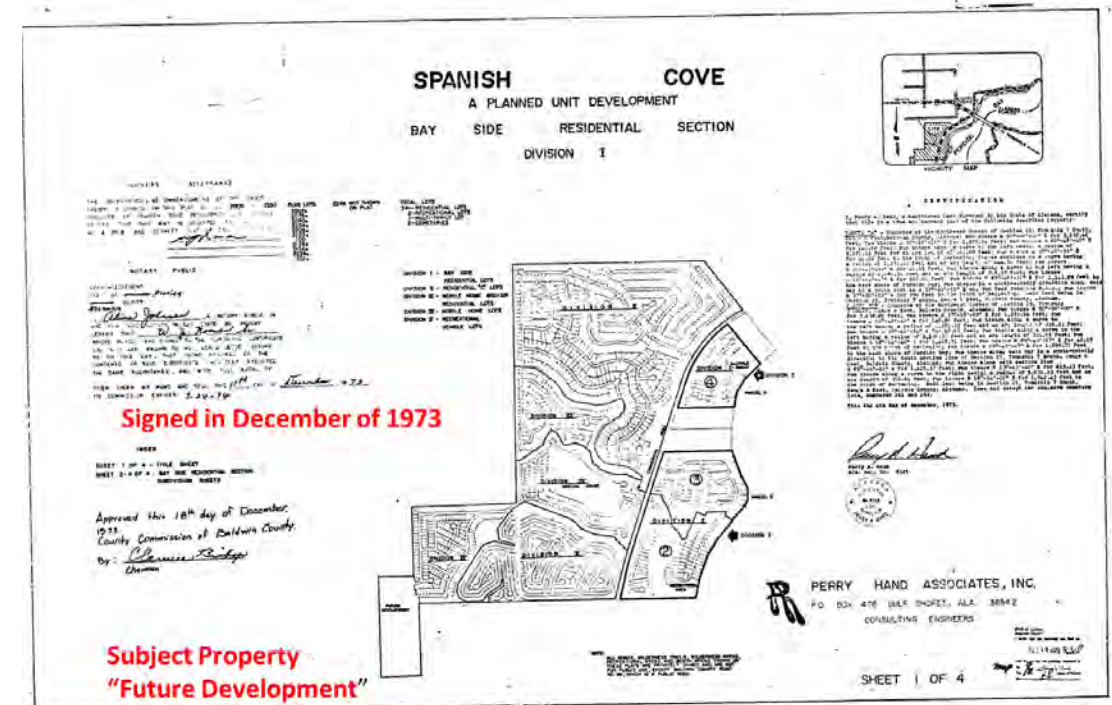
STAFF ANALYSIS

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 Agriculture District, and is undeveloped. The adjacent properties are zoned RA and RSF-3. The requested change is for a moderate density residential designation to develop another phase of Spanish Cove. Staff feels the RSF-3 is compatible with the existing subdivision which is located in a different planning district, Planning District 23.

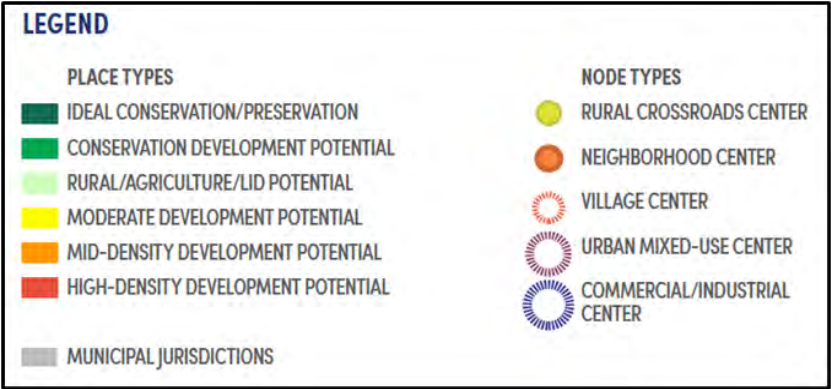
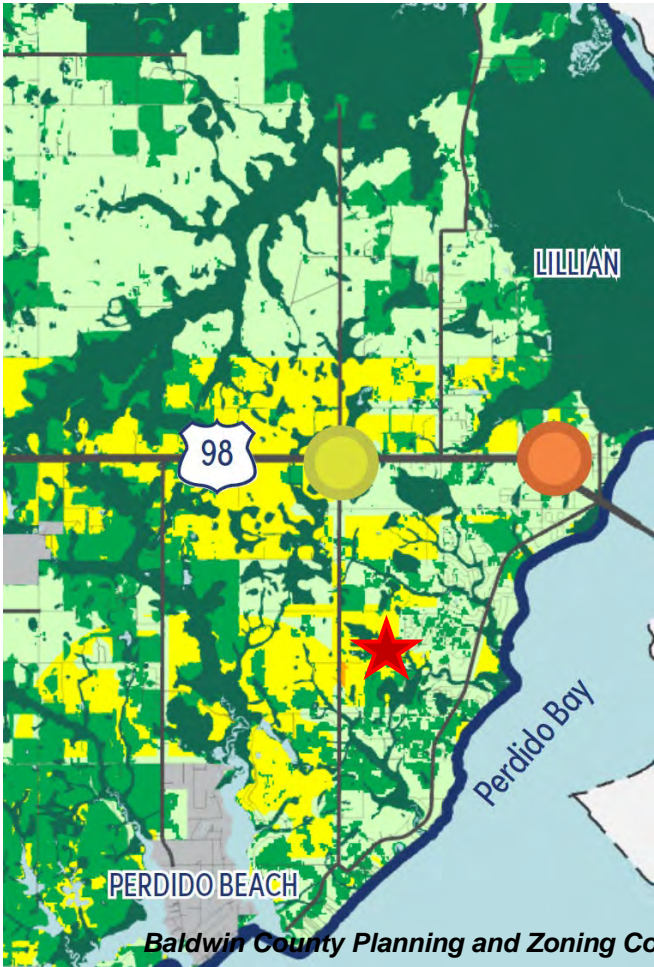
2.) Has there been a change in the conditions upon which the original zoning designation was based? Have land uses or conditions changed since the zoning was established?

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.



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.



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

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



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?

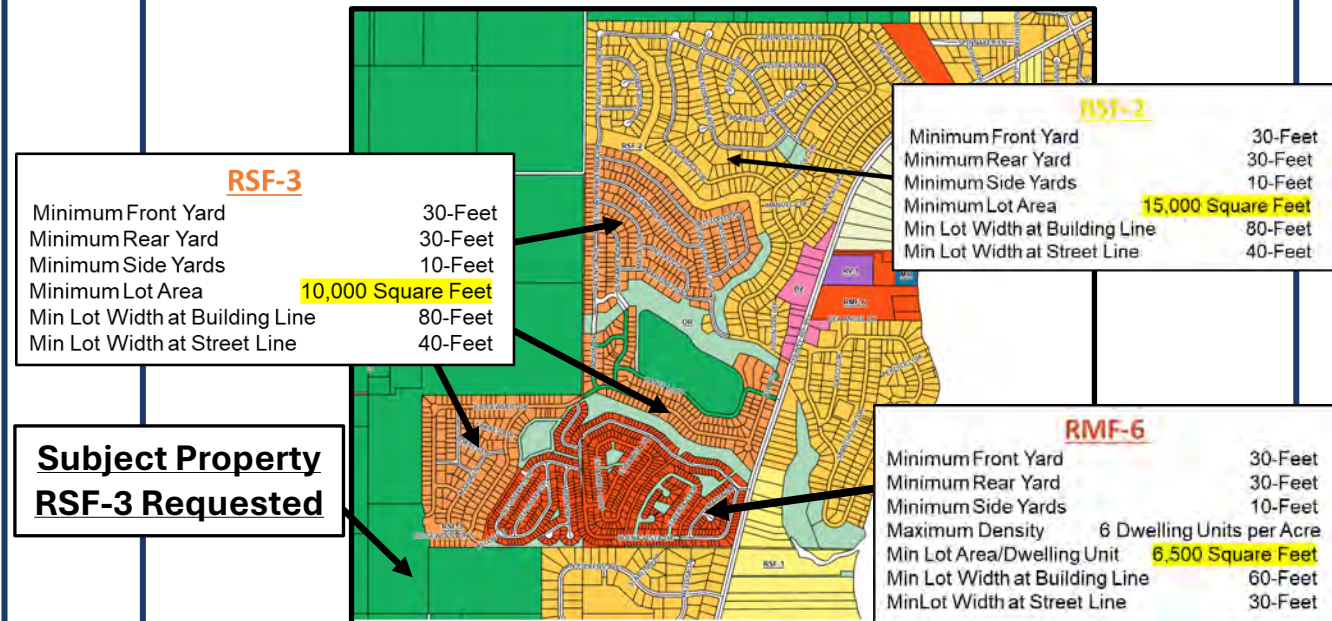
The subject property is located off of County Rd 99, which is a county maintained. Per the Federal Highway Administration, the functional classification of County Rd 99 is a Major Collector. A major collector road is a low-to-moderate-capacity road which serves to move traffic from local streets to arterial 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. The adjacent property to the east where the stub outs are is zoned RSF-3.

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.



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?

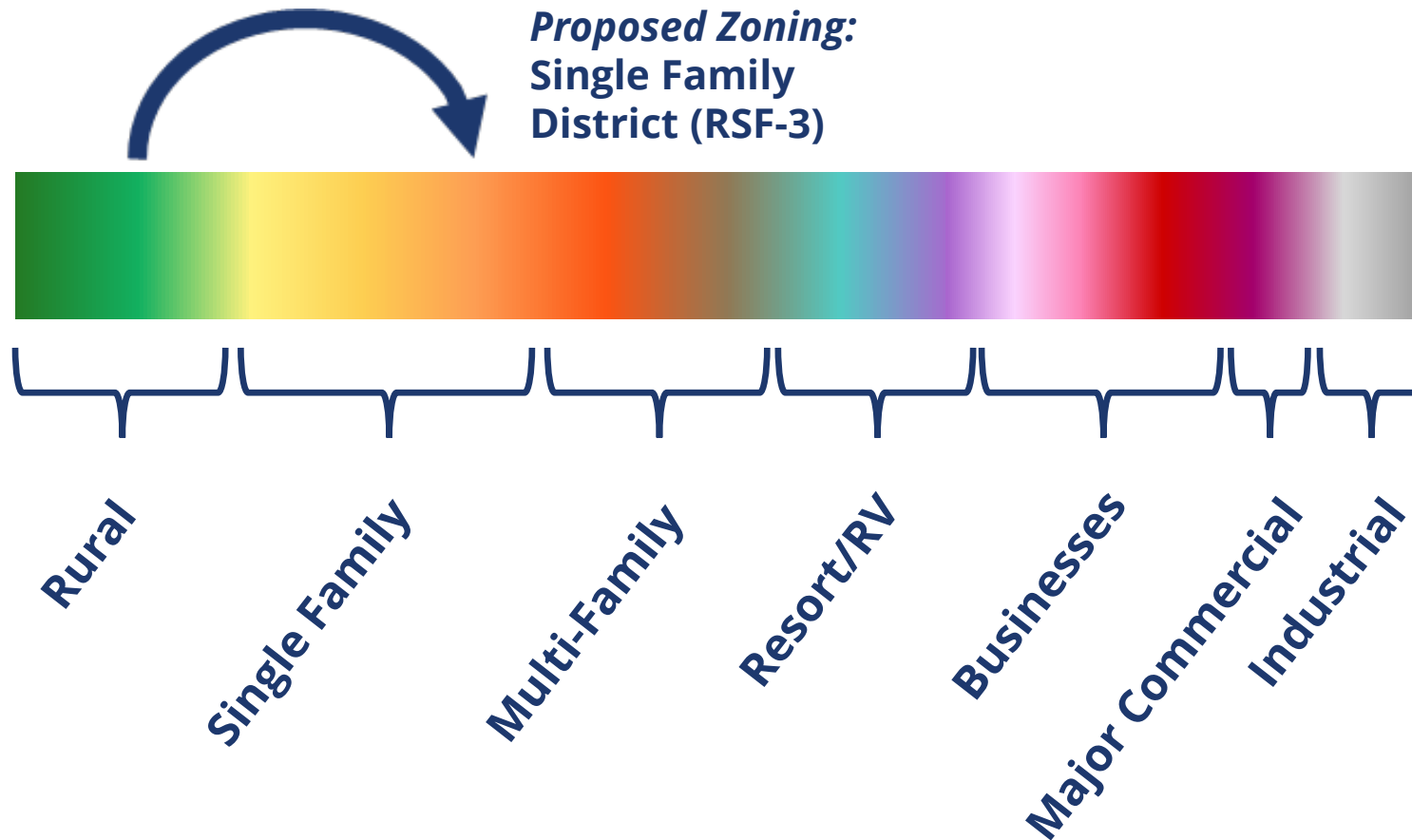
Staff does not anticipate any adverse impacts to the health, safety and welfare of the County and the vicinity.

11.) Other matters which may be appropriate.

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.

Current Zoning: Rural
Agriculture (RA)

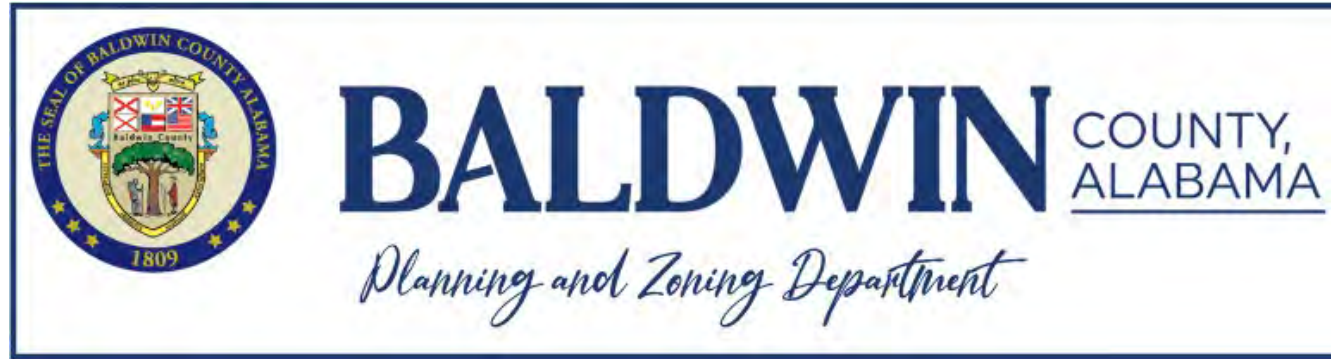
Proposed Zoning:
Single Family
District (RSF-3)



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.



Case No./Name: PUD24-04/CSP24-32 Candieland RV Park (Agenda Item 11a.)

Meeting Date: October 3, 2024

Request: Final Site Plan Approval for a 14-unit RV Park

Recommendation: Approval with conditions

Staff Lead: Fabia Waters, Associate Planner

Owner / Developer: Candieland Storage LLC- Robert Kibbe

Surveyor: N/A

Engineer: Chris Lieb- Lieb Engineering

To view maps/plats in higher resolution and public comments received related to this case, please visit the "Upcoming Items" Planning and Zoning webpage : <https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>

Location: Subject property is located south of County RD 12 S and east of Norris Lane.

Proposed use: Final site plan approval for a 14-unit RV Park

Planning District: 21

Zoning: RR-Rural Residential

Online Case File Number: The case number is PUD24-04. When searching online CitizenServe database, please use PUD24-000004.

Parcel#: 05-60-06-14-0-000-003.003 **PIN#:** 200250

Total Property Area to be divided: 5.20 +/- acres

Physical Address: 16070 County Rd 12 S, Foley

Total # of Lots requested: 14 units
Minimum required site: 3 acres
Density: 4 units / acre

Streets / Roads: 925 LF of road which shall not be accepted by the County for maintenance and shall remain private.

Setbacks: 30 ft. perimeter setback

Utility Providers (4.5.1(i), 5.2.5a(1):

Water – Riviera Utilities, Lette dates November 30, 2023
Sewer – On Site Septic
Electrical: Baldwin EMC, Letter dated November 30, 2023

Traffic Study (5.5.14, Append. 6): Not required (less than 50 sites)

Drainage Improvements (4.5.1e, 5.11.7): Drainage narrative prepared and stamped by Chris Lieb, P.E., Lieb Engineering Inc. It was reviewed and accepted by the Baldwin County P&Z Permit Engineer.

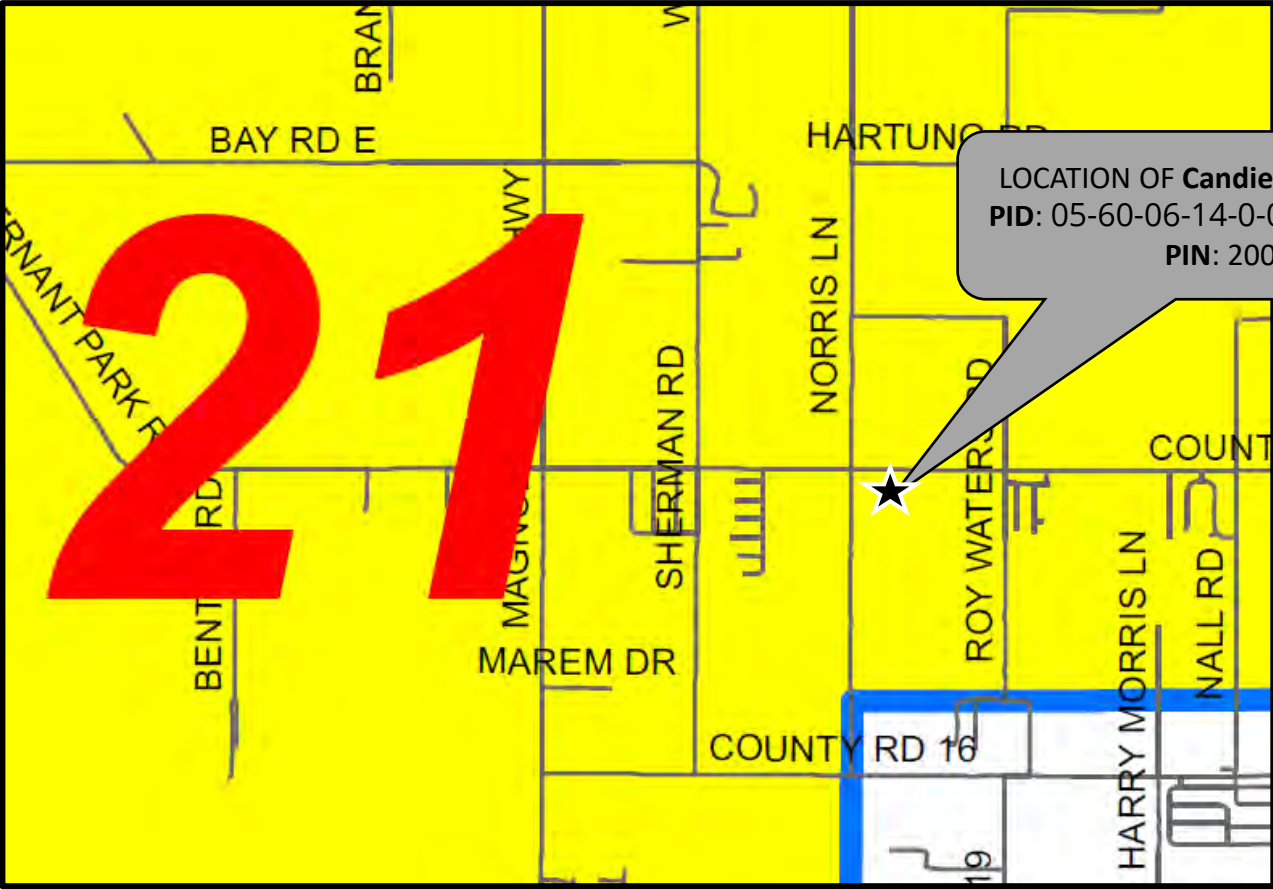
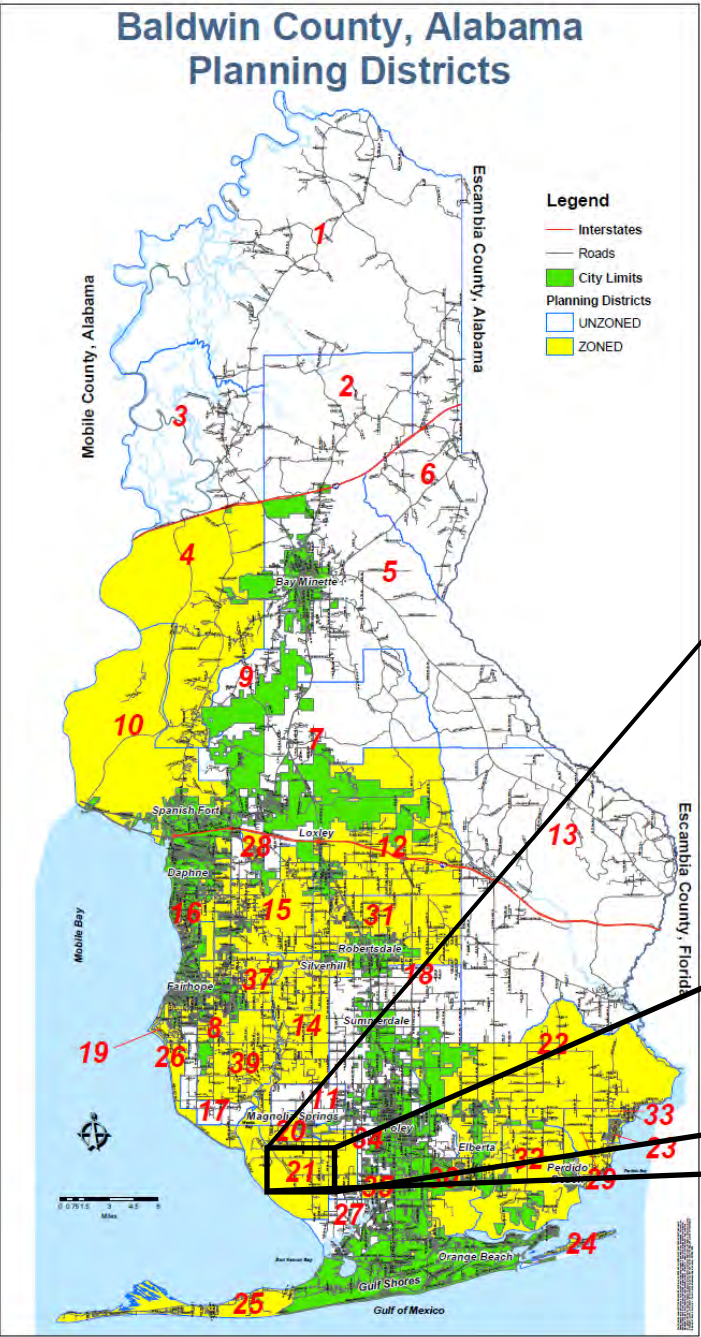
Wetlands (5.2.2) No potential wetlands appeared to be on the subject property according with the Baldwin County Parcel viewer.

Flood zone (5.19): X zone, no special requirements.

Fire Protection (5.2.5a(3): Local fire authority didn't respond. Flow test results: 480.86 gpm at 12 psi, not adequate for 10 ft building space according to ISO.

BCBE Notification: Not provided (less than 50 sites)

Site History: The planning commission at the June 6, 2024, meeting approved CSP24-13 Candieland Storage Buildings.



LOCATION OF **Candieland Storage**
PID: 05-60-06-14-0-000-003.0
PIN: 200250

Locator Map



Site Map



	Adjacent Land Use	Adjacent Zoning
North	Agricultural	RA-Rural Agricultural
South	Agricultural/Vacant	RA-Rural Agricultural
East	Commercial	RR- Rural Residential
West	Commercial/ Vacant	RR- Rural Residential



Subject Property



Existing storage buildings



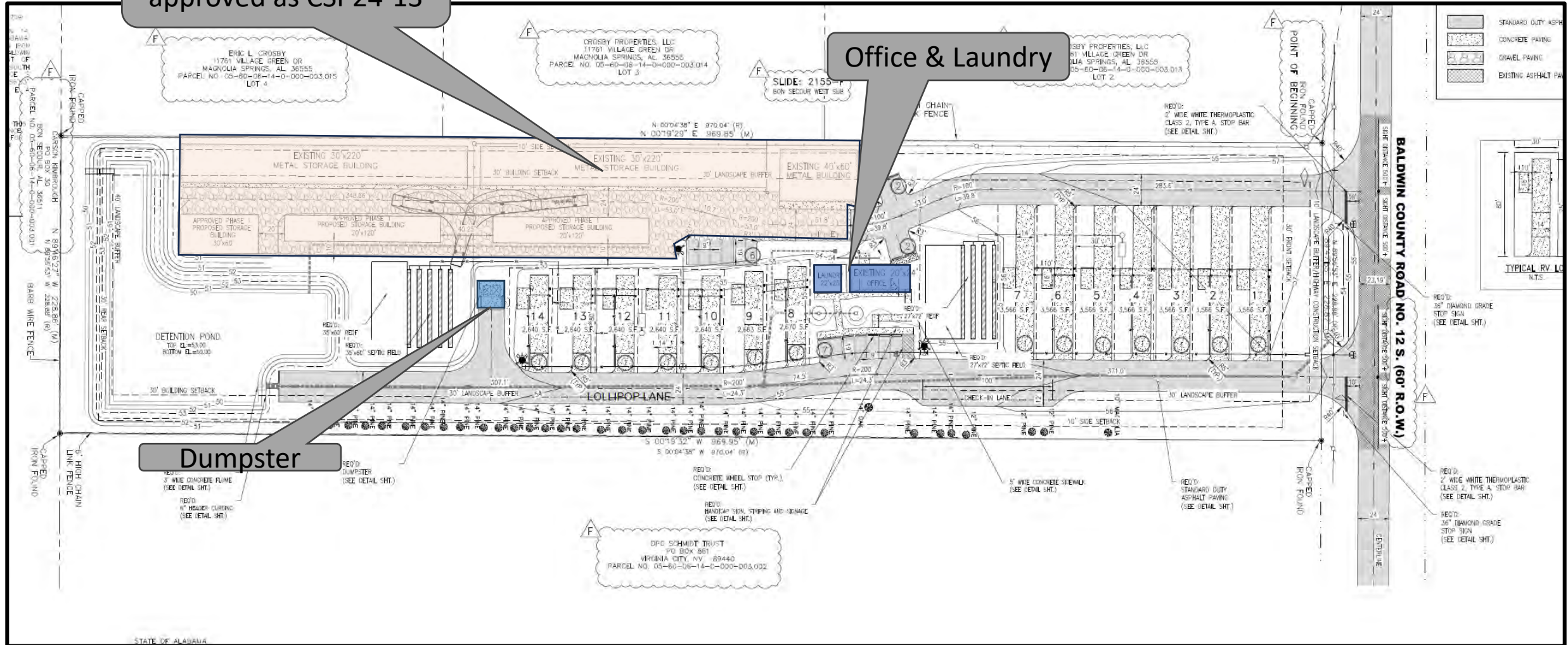
May 7, 2024 11:14:26 AM

Site Plan

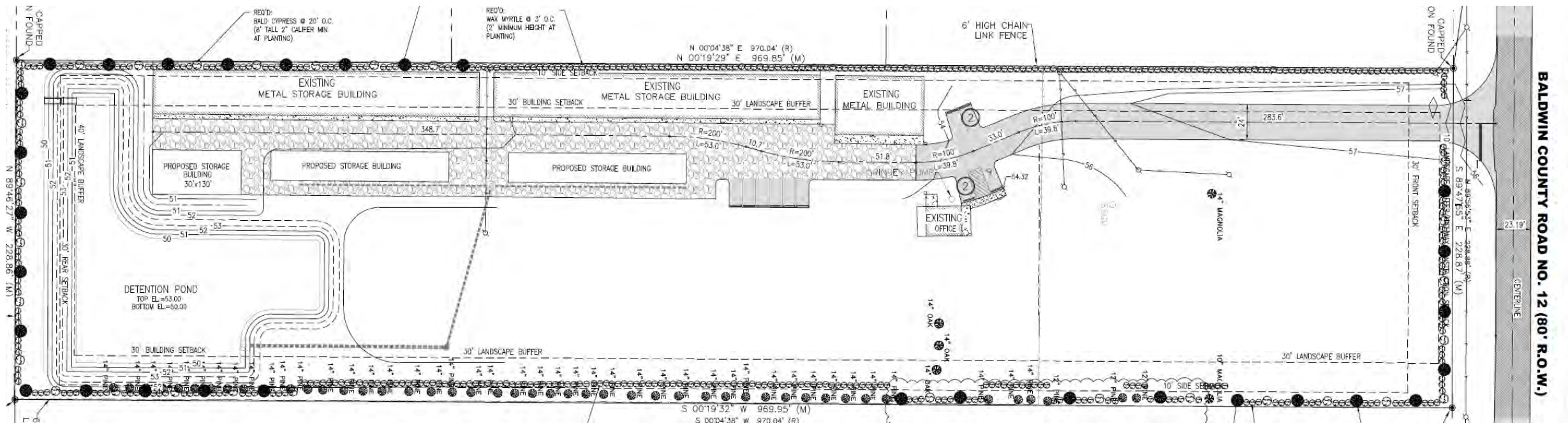
Storage Buildings
approved as CSP24-13

Office & Laundry

Dumpster



Landscape Plan



BALD CYPRESS



WAX MYRTLE



AMERICAN HOLLY

Staff Analysis and Findings

FUTURE LAND USE MAP (FLUM)

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

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

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

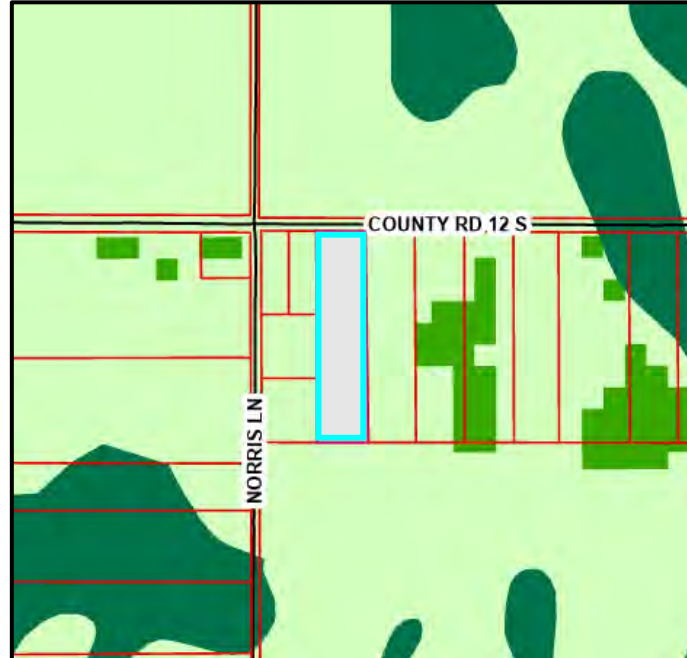
- Single Family Neighborhoods (suburban)
- Amenity-based Communities
- Neighborhood Center/Node

MID-DENSITY DEVELOPMENT POTENTIAL

- New Urban Communities
- Village Center/Node

HIGH-DENSITY DEVELOPMENT POTENTIAL

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



ANALYSIS:

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.

1) The proposed use and accompanying site plan conform to the requirements of the Zoning Ordinance. The proposed use of a RV Park conforms to the requirements of the Zoning Ordinance and the submitted Site Plan meets the requirements for a CSP.

2) The proposed use shall be in harmony with the general purpose, goals, objectives and standards of the Baldwin County Master Plan, these ordinances, or any other official plan, program, map or ordinance of Baldwin County.

The newly adopted 2023 Baldwin County Master Plan indicates a future land use potential of High Density Development. High-density Development Potential Areas are suitable for all of the land uses described in the previous place types but have the highest potential for mixed-use communities with a variety of densities including apartment communities, and urban mixed-use centers. Commercial uses are oriented to pedestrian- and bicycle- friendly streets in a connected grid pattern.

3) The proposed use shall be consistent with the community welfare and not detract from the public's convenience at the specific location. The use should not detract from the public's convenience at the planned location. The proposed use is allowed with a conditional use in RR Zoning.

4) The proposed use shall not unduly decrease the value of neighboring property. Staff is unaware if the proposed use will unduly decrease the value of the neighboring property. Before and after appraisals would be needed to determine the effect on values of neighboring property.

5) 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 commercial, agricultural, residential and vacant. The proposed building should not impose an excessive burden or have substantial negative impact on surrounding or adjacent uses.

Staff Recommendation:

Staff recommends that the FINAL SITE PLAN for Case No. PUD24-04 & CSP24-32, CANDIELAND RV PARK be APPROVED with conditions:

Specific Conditions:

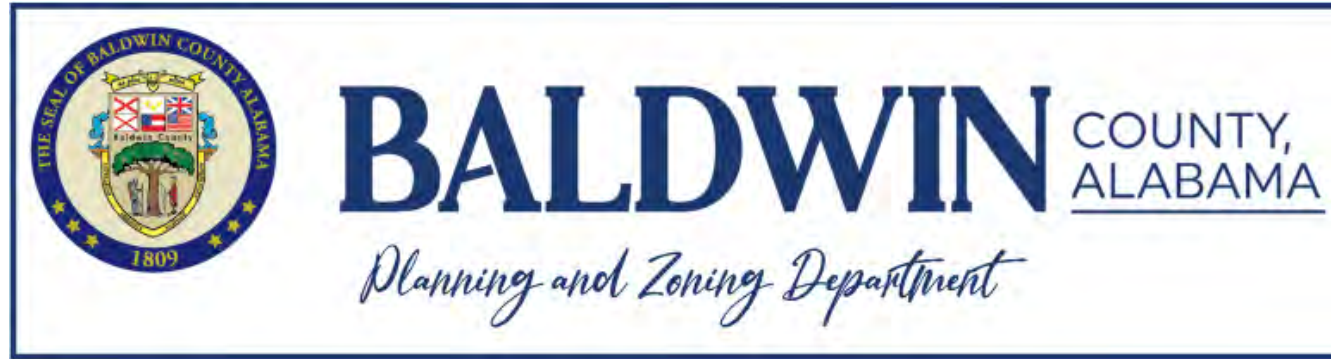
N/A

General Conditions:

1. Submit construction plans (CPR permit) and a commercial turnout (CTP permit) application for review. No land disturbance or improvements shall occur until both the CTP and CPR have been approved and a Subdivision Permit has been issued to a licensed general contractor in the state of Alabama.
2. Record final site plan once the Subdivision Permit has been issued.
3. Obtain any necessary building permits.
4. Approval of the final site plan/PUD is granted for two years, and the activities listed above shall be carried out within the two-year approval period or request an extension for final site plan approval.
5. Individual sites cannot be sold without going through the subdivision process and getting preliminary plat approval.

CSP General Conditions:

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. 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.
3. 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.
4. 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.
5. 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



Case No./Name: SPP24-17 8 MILE CREEK ESTATES SUBDIVISION (Agenda Item 11b.)

Meeting Date: October 3, 2024

Request: Preliminary Plat approval for a 16-lot subdivision

Recommendation: Approval with conditions

Staff Lead: Mary Booth

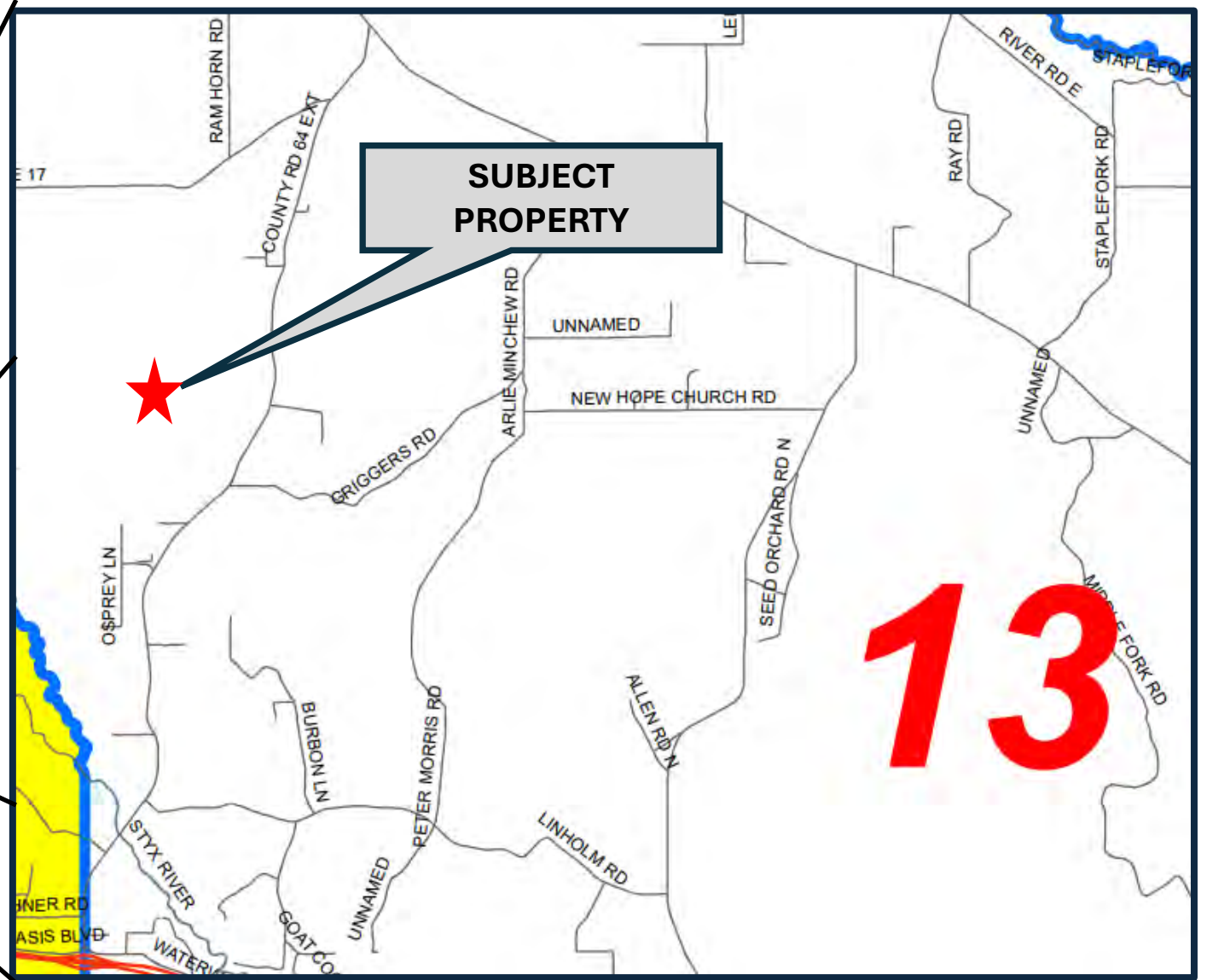
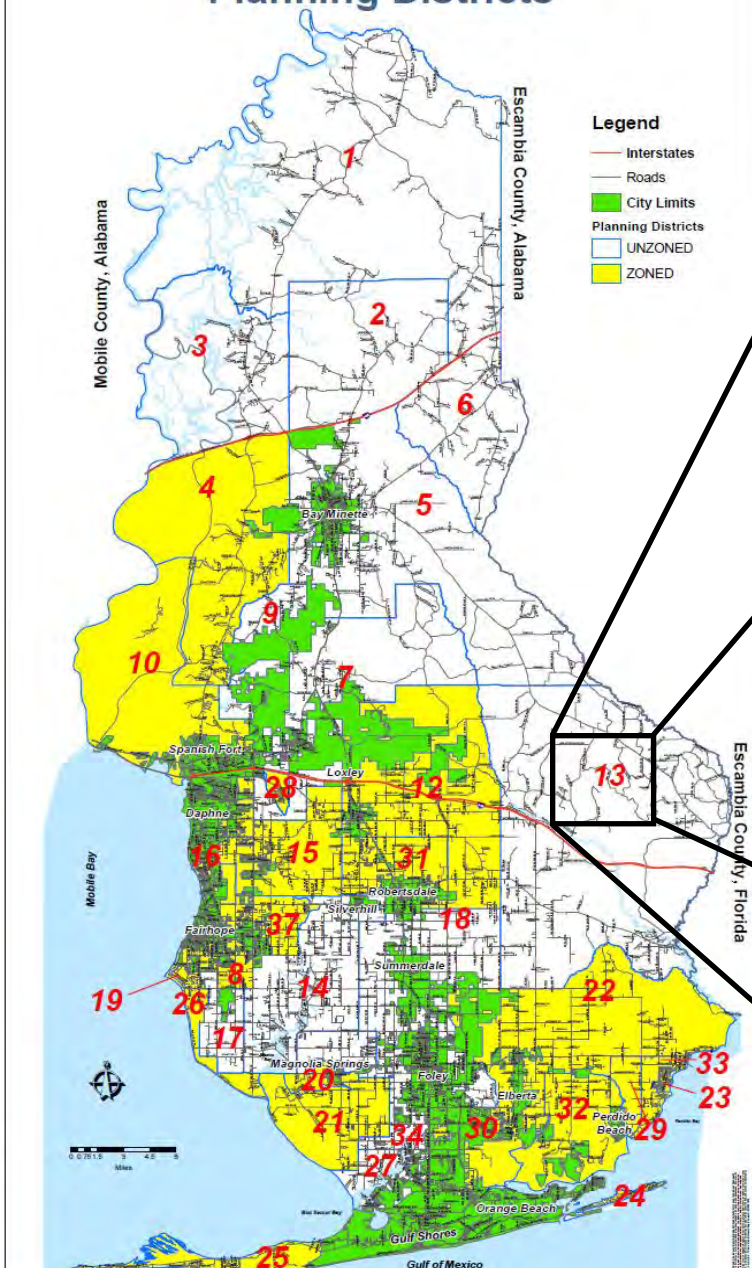
Owner / Developer: Whispering Oaks Farm LLC, 29701 County Road 112, Robertsedale, AL 36567

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

Engineer: N/A

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



Location: Subject property is located on the west side of County Road 64 Ext. at Griggers Road and north approximately 0.5 miles in the Wilcox community.

Proposed use: Single-family residential subdivision

Planning District: 13

Zoning: Unzoned

Online Case File Number: The case number is SPP24-17. When searching the online CitizenServe database, please use SPP24-000017.

Parcel#: 05-35-09-30-0-000-001.002	PIN#: 621586
05-35-04-19-0-000-004.001	621588
05-35-04-20-0-000-001.012	621074

Total Property Area to be divided: 130.62 +/- acres

Total # of Lots requested: 16 lots
Smallest lot: 3 acres

Streets / Roads: N/A (all lots will front on paved road)

Utility Providers (4.5.1(i), 5.2.5a(1):
Water: On-Site Well
Electrical: Baldwin EMC, letter dated August 15, 2024
Sewer: On-Site Septic
Broadband: N/A

Traffic Study (5.5.14, Append. 6): N/A

Drainage Improvements (4.5.1e, 5.11.7): Drainage narrative prepared and stamped by J.E. Hamlin, PE, *J.E. Hamlin, LLC*. It was reviewed by the Baldwin County P&Z Civil Engineer.

- A commercial turn-out permit(CTP) will be required for the installation of common drives. The drainage plan has been accepted for preliminary plat review and will be further analyzed during the CTP review process.

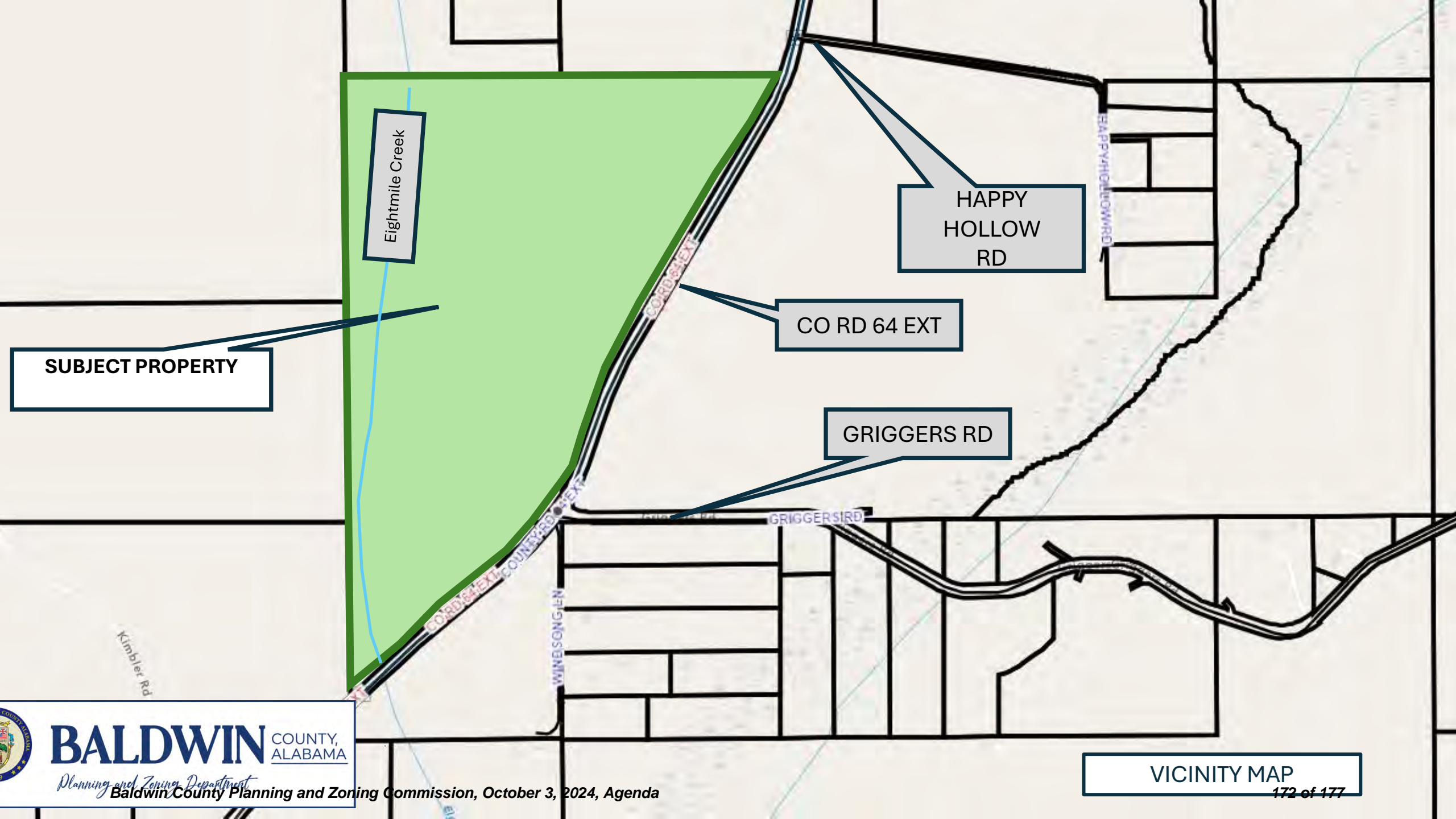
Wetlands (5.2.2): Wetland reports prepared by Craig Martin, *Wetland Sciences*.

- Jurisdictional wetlands and streams are shown on the plat with the required buffers.

Flood zone (5.19): Zone “X” shaded, no special requirements.

Fire Protection (5.2.5a(3): Not required

BCBE Notification: N/A



SUBJECT PROPERTY

Eightmile Creek

HAPPY
HOLLOW
RD

CO RD 64 EXT

GRIGGERS RD



SUBJECT PROPERTY

Eightmile Creek

CO RD 64 EXT

GRIGGERS RD

HAPPY
HOLLOW
RD

COUNTY RD 64 EXT

WINDSONG LN

KIMBLER RD

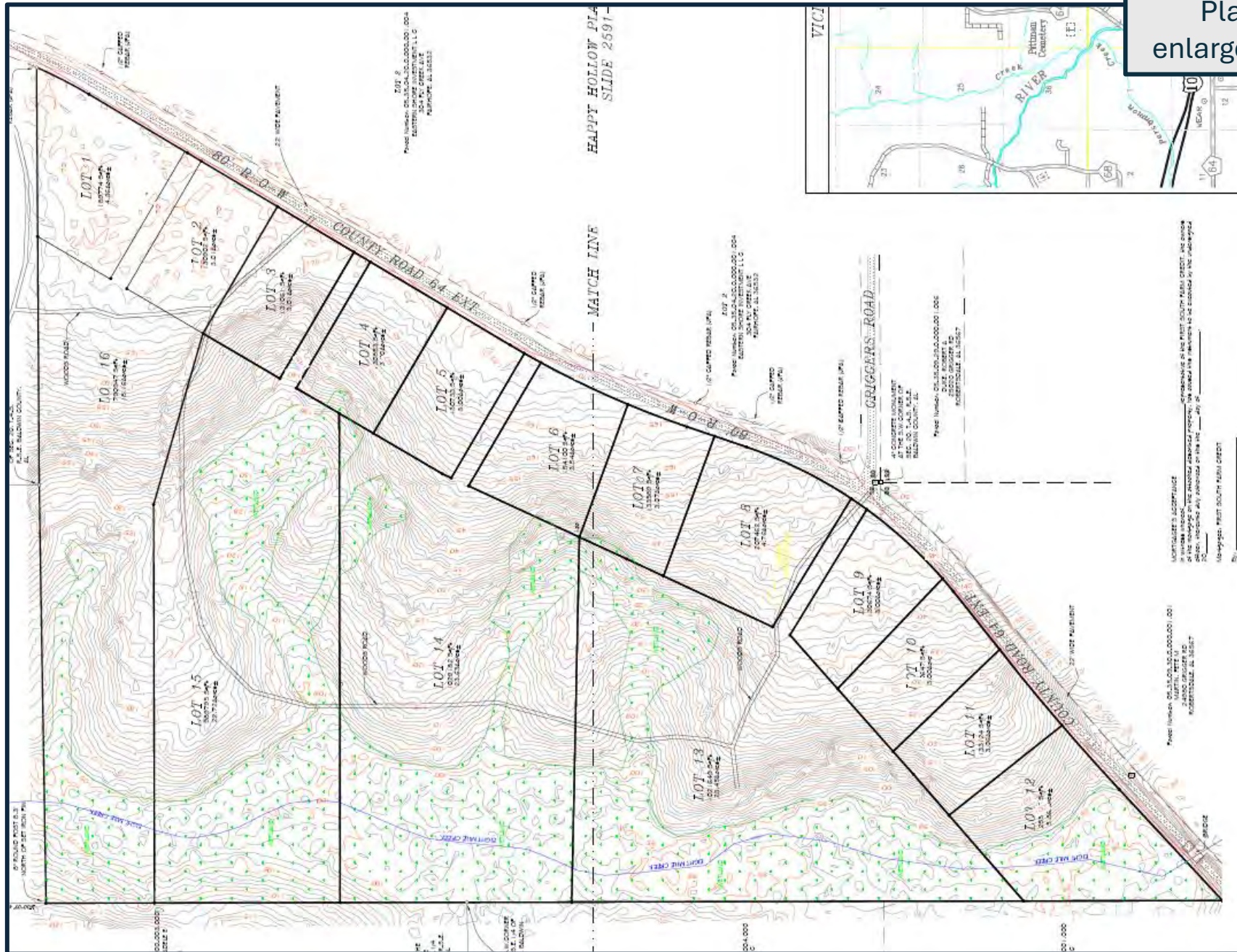


BALDWIN COUNTY,
ALABAMA

Planning and Zoning Department



Plat cropped and enlarged to show details





P.O. Box 220
Summerdale, AL
36580-0220

August 15, 2024

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

Re: Preliminary Plat for 8 Mile Creek Estates, PIN #'s 621074, 621588 and 621586, 17 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 251-989-0106.

Sincerely,

A handwritten signature in black ink, appearing to read "Clayton Stewart", is written over a light blue horizontal line.

Clayton Stewart
Supervisor of Staking
CS/ss

HEADQUARTERS
19600 State Highway 59
Summerdale, AL 36580

NORTH BALDWIN
47525 Highway 59
Bay Minette, AL 36507

SOUTH BALDWIN
21801 University Lane
Orange Beach, AL 36561

Staff Comments:

Environmental Review by Ashley Campbell on August 27, 2024

1. *The line of sight for these driveways is challenging. With the curves, it was dangerous to enter the road from the ROW.*

P&Z Staff concurs with the comment received from the Natural Resource Planner and will make this a condition for approval.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP24-17, 8 MILE CREEK ESTATES SUBDIVISION, be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

1. During the commercial turn-out review, plans should be submitted to show the locations of the proposed common driveways and ensure that sight distance is met for safe access to County Road 64 Ext.
2. The common drives shall be installed, inspected and accepted before submitting a final plat application.

General Conditions:

- Compliance with the Baldwin County Subdivision Regulations, including, but not limited to submission of commercial turn-out permit.
- 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 OF THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION November 7, 2024, 4:00 PM

BALDWIN COUNTY CENTRAL ANNEX | ROBERTSDALE, AL

To view the full Staff Report presentation and the public folders for each of the cases, visit the
“Upcoming Meeting Items” Planning and Zoning webpage:

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

Scan 
for meeting details
and upcoming agenda
(when available).

