



## Baldwin County Planning & Zoning Commission Agenda

Thursday, May 1, 2025  
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:**
  - April 3, 2025, Work Session Minutes
  - April 3, 2025, Meeting Minutes
6. **Announcements/Registration to address the Commission.**

**7. Proposed Consent Agenda Items**

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

**a.) PER25-13, Oak Ridge RV Park Extension**

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

Purpose: The applicant is requesting a one (1) year extension of PUD approval for Oak Ridge RV Park.

Location: Subject property is located on the east side of St Hwy 287 (Rabun Rd), north of Louis Cooper Rd and north of Bay Minette in Planning District 5.

**b.) PER25-16, Sunset Ridge Manufactured Home Park Extension**

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

Purpose: The applicant is requesting a one (1) year extension of PUD approval for Sunset Ridge Manufactured Home Park.

Location: Subject properties are located on the north side of St Hwy 104, 1.2 miles west of the Town of Silverhill in Planning District 14.

**c.) SC25-05, Turner-Thompson Subdivision**

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

Purpose: The applicant is requesting Preliminary Plat approval for a 4-lot residential subdivision.

Location: Subject property is located north of Thompson Rd and east of State Highway 59, in the Stockton community area in Planning District 3.

**d.) SC25-10, Barnwell Subdivision**

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

Purpose: The applicant is requesting Preliminary Plat approval for a 5-lot commercial subdivision.

Location: Subject properties are located south of Hwy 98 and east of Greeno Rd near the City of Fairhope in Planning District 17.

**e.) SC25-14, Resub of Parcel 2 Grund Subdivision**

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

Purpose: The applicant is requesting Preliminary Plat approval for a 4-lot residential subdivision.

Location: Subject property is located at the intersection west of State Highway 59 and north of County Rd 8 in Planning District 27.

**f.) SC25-16/SPP25-13, Will’s Place Subdivision**

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

Purpose: The applicant is requesting Preliminary Plat approval for a 9-lot residential subdivision.

Location: Subject property is located on the east side of Day Road, south side of Channel 44 Rd, and north side of Timber Company Rd in the Elsanor area in Planning District 13.

**g.) SC25-17, Rigsby Estates**

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

Purpose: The applicant is requesting Preliminary Plat approval for a 7-lot residential subdivision.

Location: Subject property is located on the north side of County Rd 62 N, east of Newport Road in the Elsanor area in Planning District 12.

**h.) SRP25-06 & SV25-07, Legacy Hills Subdivision**

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

Purpose: The applicant is requesting a Revised Site Plan to remove the northern 69.31 acres as a remnant parcel and a Variance to allow the remnant parcel to be excluded from some or all the requirements of the Subdivision Regulations.

Location: Subject properties are located east of Baldwin Beach Express and north of County Rd 38 in Planning District 18.

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

**a.) PER25-15, BFLC Lawrence Creek Subdivision Extension**

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

Purpose: The applicant is requesting a one (1) year extension of PUD approval for BFLC Lawrence Creek Subdivision.

Location: Subject property is located on the north side of US Hwy 90, one and a half miles east of County Rd. 87 in Planning District 13.

**b.) SRP25-05, Firefly Commons Condos**

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

Purpose: The applicant is requesting a Revised Site Plan to convert a townhome PUD site plan to a condominium site plan.

Location: Subject property is located on the east side of Thompson Hall Road, north of County Rd 44 adjacent to the City of Fairhope in Planning District 8.

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

None.

**10. Consideration of Applications and Requests: Rezoning / PRD Cases**

**a.) Z25-09, Parker Property**

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

Purpose: The applicant is requesting to rezone 10 +/- acres from Residential Single Family Estate (RSF-E) to Neighborhood Business (B-2).

Location: Subject property is located north of Pleasant Rd and east of County Rd 13 in Planning District 15.

**b.) Z25-10, Bayview Partners LLC/Lovelace Property**

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

Purpose: The applicant is requesting to rezone 15.9 +/- acres from Rural Agricultural (RA) to Residential Manufactured Housing (RMH).

Location: Subject property is located on the north side of US Hwy 90 and west of the Baldwin Beach Express in Planning District 31.

**c.) Z25-12, Ewing Property**

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

Purpose: The applicant is requesting to rezone 20 +/- acres from Residential Single Family Estate (RSF-E) to Rural Agricultural (RA).

Location: Subject property is located on the north side of County Rd 20 and west of Stucki Rd off Fell Rd in Planning District 22.

**d.) Z25-14, Blair/Mandel Property**

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

Purpose: The applicant is requesting to rezone .5 +/- acres from Residential Single Family (RSF-1) to Residential Single Family (RSF-4).

Location: Subject properties are located north of St Hwy 180 and north of Gulf Beach Drive in Planning District 25.

**e.) Z25-16, SR Development LCC Property**

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

Purpose: The applicant is requesting to rezone 2.55 +/- acres from Rural Agricultural (RA) to Neighborhood Business (B-2).

Location: Subject property is located east of County Rd 87 and south of Country Rd 32 in Planning District 22.

**f.) TA25-02, Amendment to Baldwin County Zoning Ordinance – Planning District 26.**

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

Purpose: Proposed Amendment to the local provisions of Planning District 26 in the Baldwin County Zoning Ordinance.

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

**a.) SPP25-01, Wellsbury Subdivision**

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

Purpose: The applicant is requesting Preliminary Plat approval for a 98-lot residential subdivision.

Location: Subject property is located south of County Road 32 and west of St Hwy 181 in Planning District 39.

**b.) SV24-07, Tracey Ingram Variance**

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

Purpose: The applicant is requesting a Variance from the Baldwin County Subdivision Regulations regarding the minimum lot size requirement for RV Parks.

Location: Subject property is located south of Goat Cooper Rd, on the north side of Styx River in Planning District 13.

**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: ***June 5, 2025***

**16. Adjournment.**



# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. PER25-13 Oak Ridge RV Park  
Permit Extension Request for PUD Approval  
May 1, 2025

### Subject Property Information

**Planning District:** 5  
**Zoning:** Unzoned  
**Location:** Subject property is located on the east side of Hwy 287 (Rabun Rd), north of Louis Cooper Rd. It is north of Bay Minette.  
**Parcel Numbers:** 05-18-05-22-0-000-009.000      **PIN:** 37470  
**Lead Staff:** Shawn Mitchell, Senior Planner  
**Attachments:** *Within Report*

### Subdivision Proposal

**Request:** Permit Extension Request for PUD approval for an RV park  
**Proposed # of Sites:** 116  
**Linear feet of streets:** 3,773 LF (Private, will not be accepted by the County for maintenance)  
**Total acreage:** 19.2 ac  
**Smallest lot size:** N/A  
**Applicant/Owner:** *Oak Ridge Park LLC and Oak R LLC*  
**Engineer/Surveyor:** Chris Lieb, *Lieb Engineering*

### Public Utilities and Site Considerations

**Public Utilities:** Water: North Baldwin Utilities  
Electrical: Baldwin EMC  
Sewer: Septic

**Traffic study:** Shane Bergin, of *Neel-Schaffer*. It has been reviewed and accepted by Baldwin County Highway Department

**Drainage improve.:** Narrative provided by Chris Lieb, Lieb Engineering Co.

**Wetlands** Wetland report provided by J.J. McCool, *Wildlife Solutions, Inc.*

## Staff Analysis and Comments

The PUD was approved by the Planning Commission on May 4, 2023.

Construction plans were submitted to the BC Highway Dept. on Jun 20, 2023. Applicants have also received building permits for several structures.

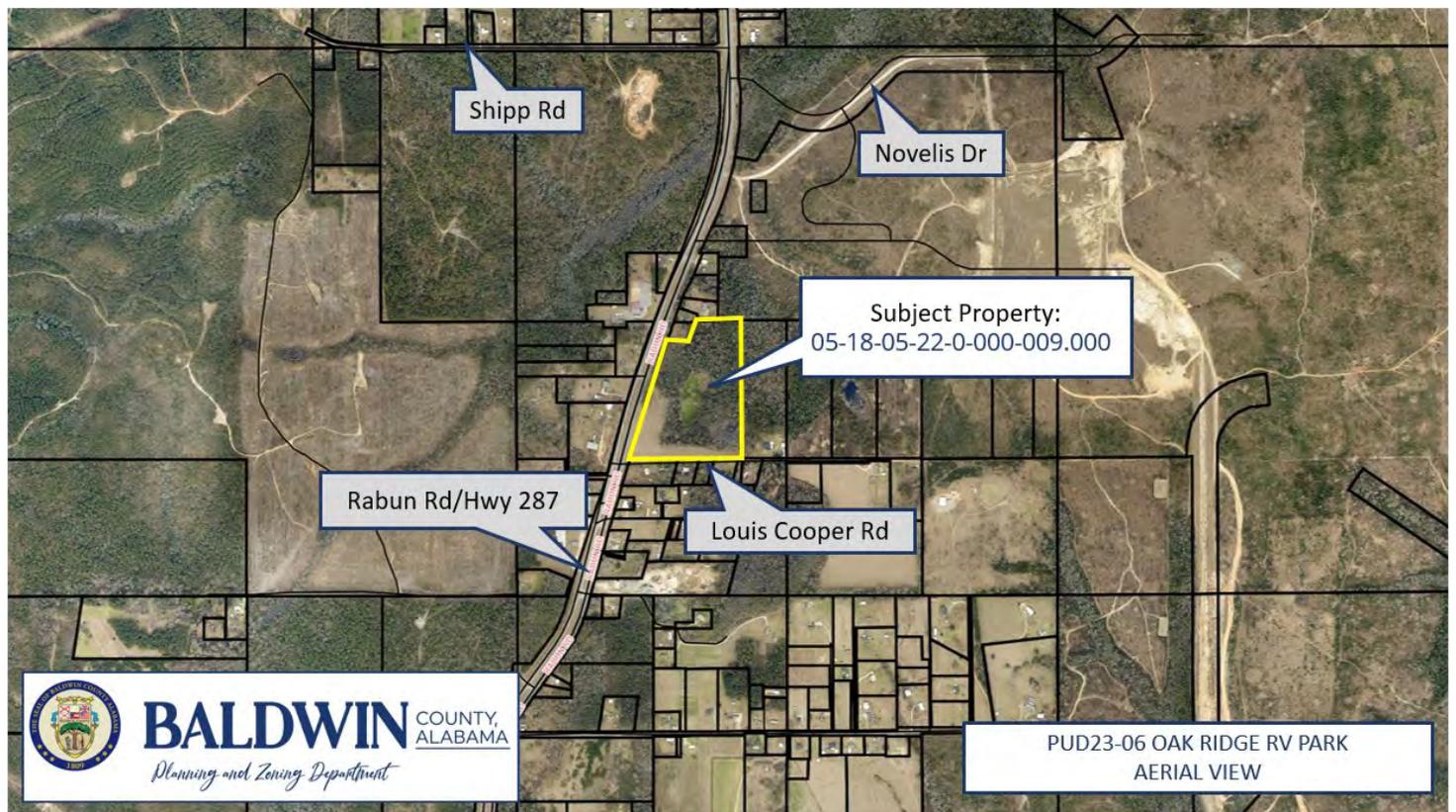
Reason for extension request: "Weather delays"

### Staff Recommendation:

Staff recommends that a one (1) year extension of PUD approval for PER25-13 Oak Ridge RV PARK be **APPROVED** with the following conditions:

1. The one (1) year PUD approval extension expires at 4:30 PM CST on **Tuesday, May 5, 2026**.
  - a. One additional extension is available.
2. Any expansion or alteration of the development meeting the definition of a "Major Change" as defined by Section 4.8(a) shall necessitate additional review by Foley's Planning Commission

## Locator Maps



## Plat



**PUD23-06 OAK RIDGE RV PARK**  
 cropped and enlarged  
 to show details



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



# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. PER25-16  
Sunset Ridge Manuf. Home Park  
Permit Extension Request for PUD Approval  
May 1, 2025

### Subject Property Information

**Planning District:** 14  
**Zoning:** Unzoned at the time of approval  
**Location:** Subject property is located on the north side of State Hwy 104, 1.2 miles west of the Town of Silverhill.  
**Parcel Numbers:** 05-47-02-04-0-000-024.000 PIN: 6919  
05-47-02-04-0-000-025.000 PIN: 7349  
**Lead Staff:** Shawn Mitchell, Senior Planner  
**Attachments:** *Within Report*

### Subdivision Proposal

**Request:** Permit Extension Request for PUD approval for a manufactured home park  
**Proposed # of Sites:** 44 (42 manufactured homes, 2 existing homes)  
**Linear feet of streets:** 1281 LF (Private- will not be accepted by the County for maintenance)  
**Total acreage:** 16.45 ac  
**Smallest lot size:** N/A  
**Applicant/Owner:** *Carrigan Holdings, LLC*  
**Engineer/Surveyor:** David Diehl and Jared Landry, *SE Civil*,

### Public Utilities and Site Considerations

**Public Utilities:** Water: Silverhill Water  
Sewer: BCSS  
Electrical: Riviera  
**Traffic study:** Not required (less than 50 lots requested and thus not required per Article 5, section 5.5.14)  
**Drainage improve.:** Drainage plan and narrative prepared by Jared Landry, PE, *SE Civil*. Reviewed and accepted by Baldwin County Highway Department  
**Wetlands** According to the BC Permitting App, there are no wetlands on the subject property.

## Staff Analysis and Comments

The PUD was approved by the Planning Commission on June 1, 2023.

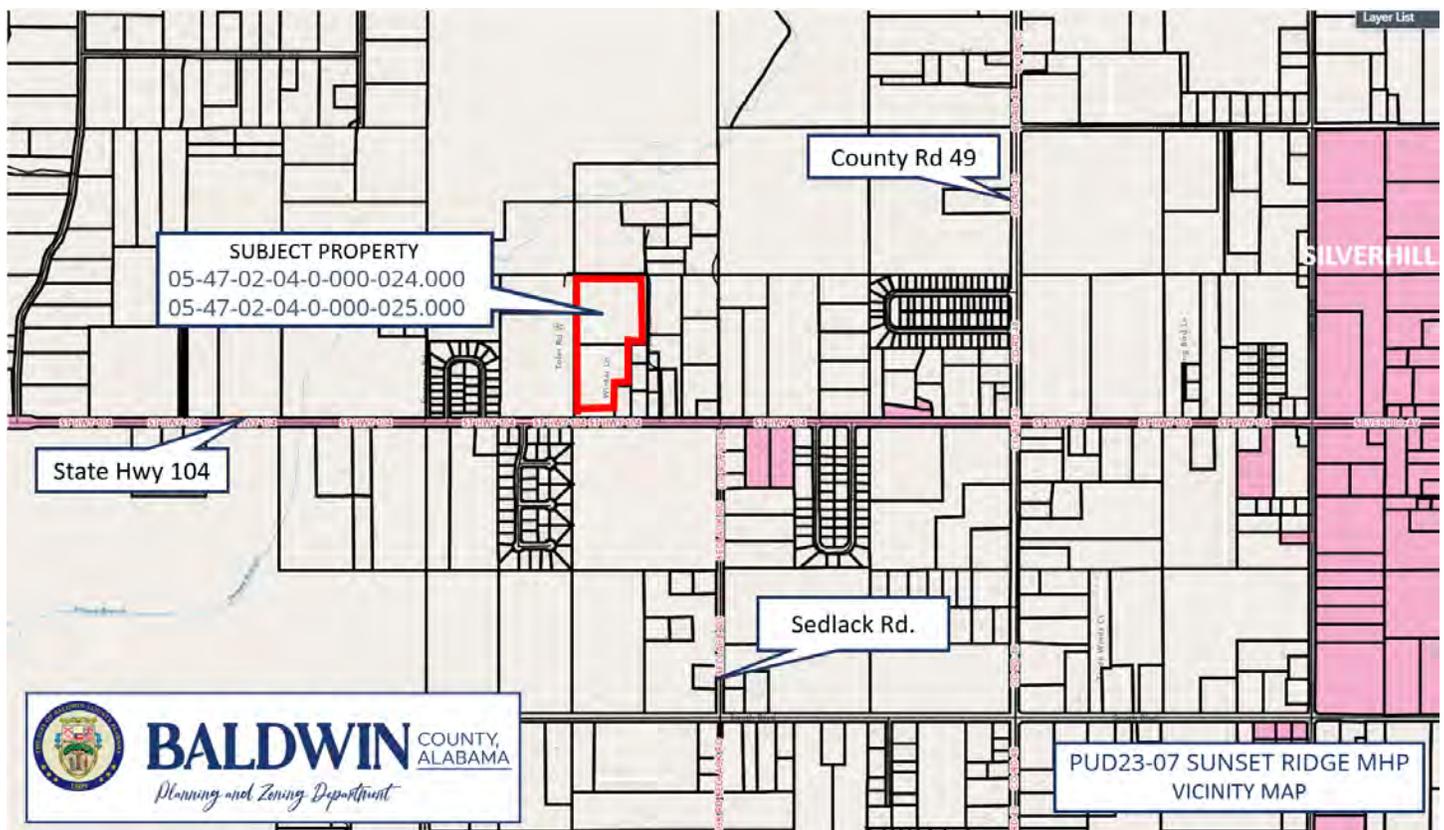
Reason for extension request: See attachment

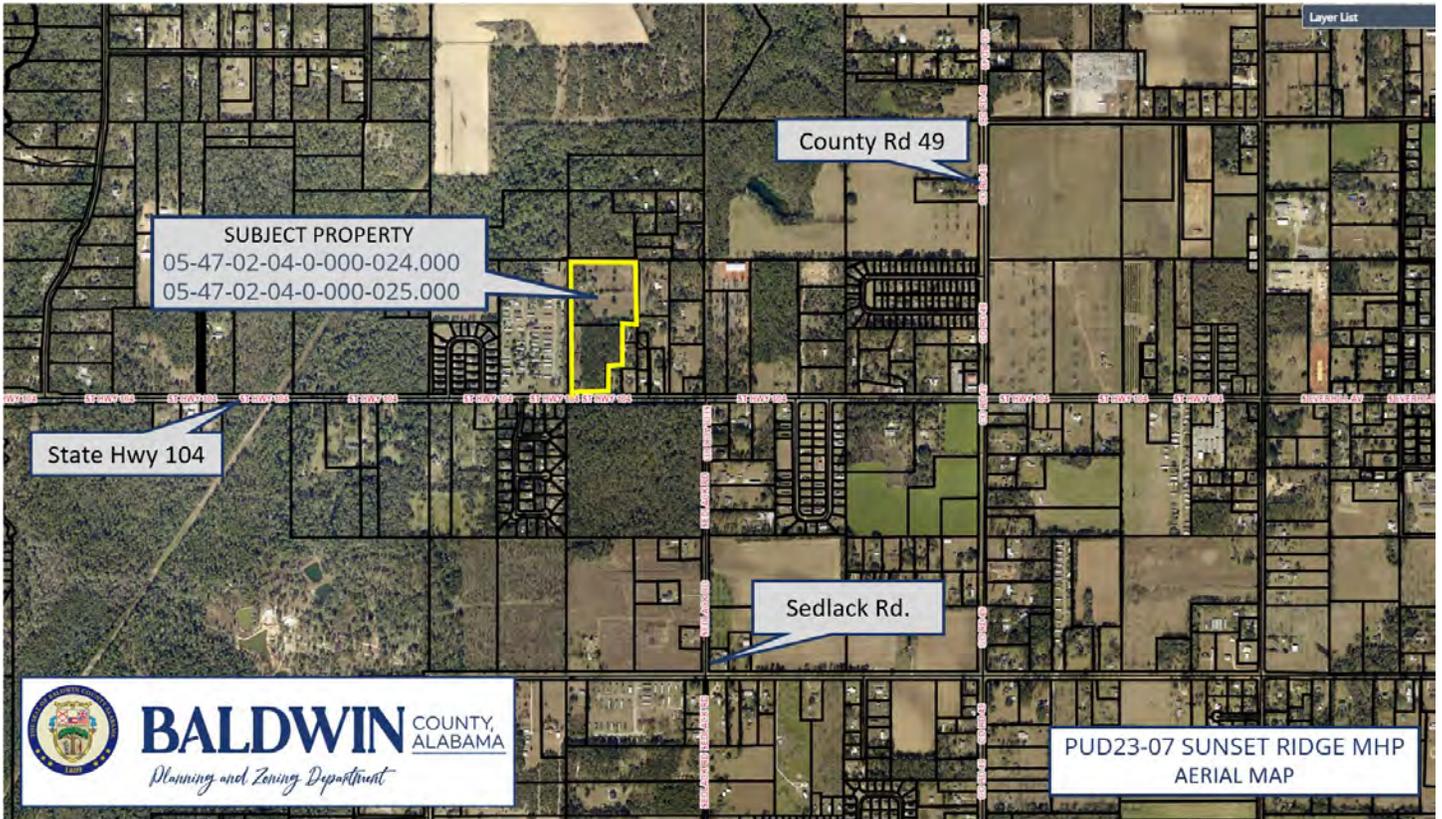
### Staff Recommendation:

Staff recommends that a one (1) year extension of PUD approval for PER25-16 Sunset Ridge MH PARK be **APPROVED** with the following conditions:

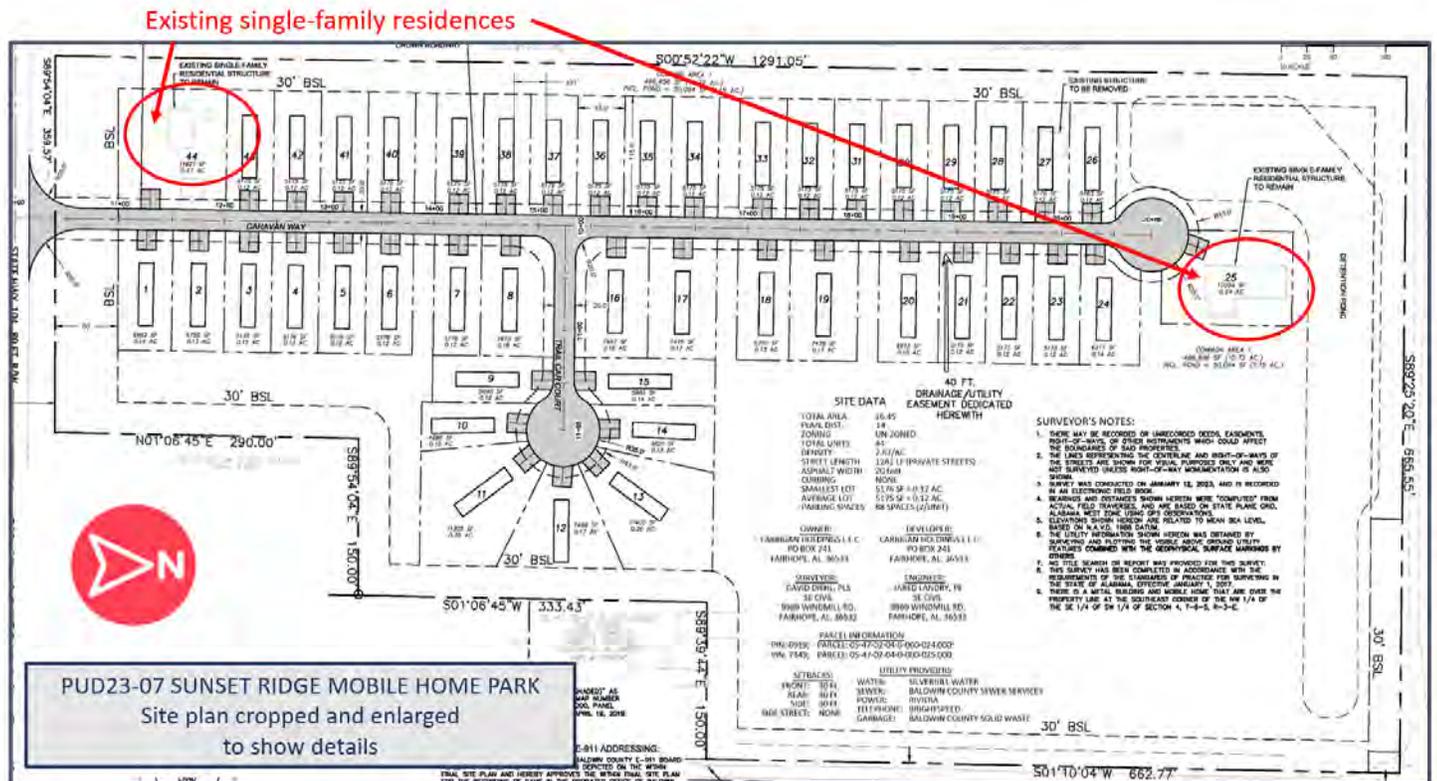
1. The one (1) year PUD approval extension expires at 4:30 PM CST on **Monday, June 1, 2026**.
  - a. One additional extension is available.
2. Any expansion or alteration of the development meeting the definition of a "Major Change" as defined by Section 4.8(a) shall necessitate additional review by Foley's Planning Commission

## Locator Maps





**Plat**





April 9, 2025

**Shawn Mitchell**  
Baldwin County Planning and Zoning Dept.  
22251 Palmer Street  
Robertsdale, AL 36567

**Re: Sunset Ridge PUD – Justification for Extension Request**

Shawn,

In response to your email asking us to further elaborate on the reason construction has been delayed on Sunset Ridge PUD we have created the schedule below.

6/2/23 – PUD Approval  
8/1/23 – Design Started  
3/6/2024- Construction Plans submitted through Citizenserve Portal  
5/5/2024- First Intake Review Received  
5/31/2024- Resubmittal of Intake Comments  
8/8/2024- Second Intake Review Received  
8/9/2024- Resubmittal of Second Intake Review  
9/13/2024- First Technical Review Received  
9/17/2024-Initial Submittal to ALDOT  
9/23/2024- Resubmittal of First Review Comments  
10/11/2024- Second Technical Review Received (Conditional Approval)  
11/17/2024- Initial Comments Back from ALDOT  
2/15/2025- Final ALDOT Submittal (Still Awaiting Permit)

As you can see with this timeline there were several things that delayed the start of construction that were not foreseeable.

1. Finally, with turnover and restructuring within the Hwy. Department/Planning department at the county and ALDOT there have been delays. ALDOT's delay has been significant to the point we still do not have an ALDOT permit. This should be issued by the end of May so that work within the state and county right of ways can begin.

If you have any questions or comments, please let me know.  
Sincerely,

*Aaron S. Collins*

**Aaron Collins**  
Planning Director  
[acollins@secivileng.com](mailto:acollins@secivileng.com)

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



# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. SC25-05  
Turner Thompson Road Subdivision  
May 1, 2025

### Subject Property Information

**Planning District:** 3  
**Zoning:** Unzoned  
**Location:** Subject property is located north of Thompson Rd and east of State Highway 59, in the Stockton community area.  
**Parcel Numbers:** 05-13-07-26-0-000-010.000 PIN: 13338

**Lead Staff:** Associate Planner, Fabia Waters  
**Applicant/Owner:** Albert Tuner, II  
**Engineer/Surveyor:** Jason Linder PLS, Linder Surveying- 370 1<sup>st</sup> Street, Silas, AL 36919  
**Online Case #:** When searching online CitizenServe database, please use SC25-000005  
**Attachments:** *Within Report*

### Subdivision Proposal

**Request:** Preliminary plat approval for a residential subdivision  
**Number of Lots:** 4  
**Linear ft of streets:** N/A  
**Total acreage:** 11.74 ac  
**Smallest lot size:** 2.0 ac  
**Density:** N/A  
**Open Space:** N/A  
**Setbacks:** 30' Front & Rear, 10' Side.  
**Wetland Setback:** 30' Natural Buffer

### Public Utilities and Site Considerations

**Public Utilities:** Water: North Baldwin Utilities, Letter dated: January 17, 2025.  
Electrical: Baldwin EMC, Letter dated: February 6, 2025  
Sewer: On- Site Septic  
Broadband: n/a

**Fire Protection:** N/A, all lots are larger than 40,000sf

**Traffic study:** Less than 50 lots requested so not required per Section 5.5.14

**Drainage improve.:** Drainage narrative prepared and stamped by Jason Sturdivant, PE. Reviewed and approved by P&Z Permit Engineer. "Due to the heavily wooded areas throughout the property and size of the proposed lots, the current drainage pattern will remain the same after the subdivision is created. The home builders will need to keep the drainage pattern the same and install BMPs per the Baldwin County Subdivision Regulations."

**Wetlands** Potential wetlands were identified on the subject property as per the Baldwin County Generalized Wetland Map. A wetland delineation report from Thompson Engineering was provided to staff for review and accepted by the Natural Resources planner. Applicable buffers are shown on the final plat.

**Flood zones:** Flood zone X, no special requirements

### Staff Analysis and Comments

All lots will be accessed from Thompson Rd.

### Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SC25-05, TURNER -THOMPSON ROAD SUBDIVISION be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

**Specific conditions:**

1. Provide a clean copy of the proposed final plat without te clouded revision.

**General Conditions:**

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

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





# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. SC25-10  
Barnwell Subdivision  
May 1, 2025

### Subject Property Information

**JURISDICTION:** County  
**PLANNING DISTRICT:** 17  
**ZONING:** Unzoned  
**PARCEL ID #** 05-56-05-21-0-000-025.000 PIN: 7322  
05-56-05-21-0-000-025.007 PIN: 376092  
05-56-05-21-0-000-025.004 PIN: 208402  
**LOCATION:** South of Hwy 98 and east of Greeno Rd. near the City of Fairhope  
**CITIZENSERVE REF:** SC25-000010  
**Lead Staff:** Shawn Mitchell, Senior Planner  
**Attachments:** *Within Report*

### Subdivision Proposal

**Request:** Preliminary plat approval for a commercial subdivision  
**Proposed # of Lots:** 5  
**Linear feet of streets:** 0  
**Total acreage:** 22.28 ac  
**Smallest lot size:** 1.65 ac  
  
**Owner/Developer:** *Hwy 98 II LLC*  
**Engineer/Surveyor:** *Trey Jinwright, JADE Consulting, LLC*

### Public Utilities and Site Considerations

**Public Utilities:** **Water:** City of Fairhope. Letter dated Feb. 24, 2025  
**Sewer:** City of Fairhope. Letter dated Feb. 24, 2025  
**Electricity:** Baldwin EMC. Letter dated Feb. 12, 2025  
  
**Traffic study:** Less than 50 lots requested so not required per Section 5.5.14  
  
**Drainage improve:** Drainage letter prepared and stamped by Paul Marcinko, PE. "At this time, there are no plans for additional improvements. The pre-development runoff flow patterns will proceed the same as they have historically."  
  
**Wetlands** Delineation was not required. The Baldwin Co. Parcel Viewer shows the subject property to be entirely uplands.  
**Streets / Roads:** N/A

## Staff Analysis and Comments

Lots 1-4 will be accessed from Hwy 98 and all permits will be issued by ALDOT. Lot 5 will be accessed by County Rd. 11.

## Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SC25-10, BARNWELL SUBDIVISION be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

### Specific conditions:

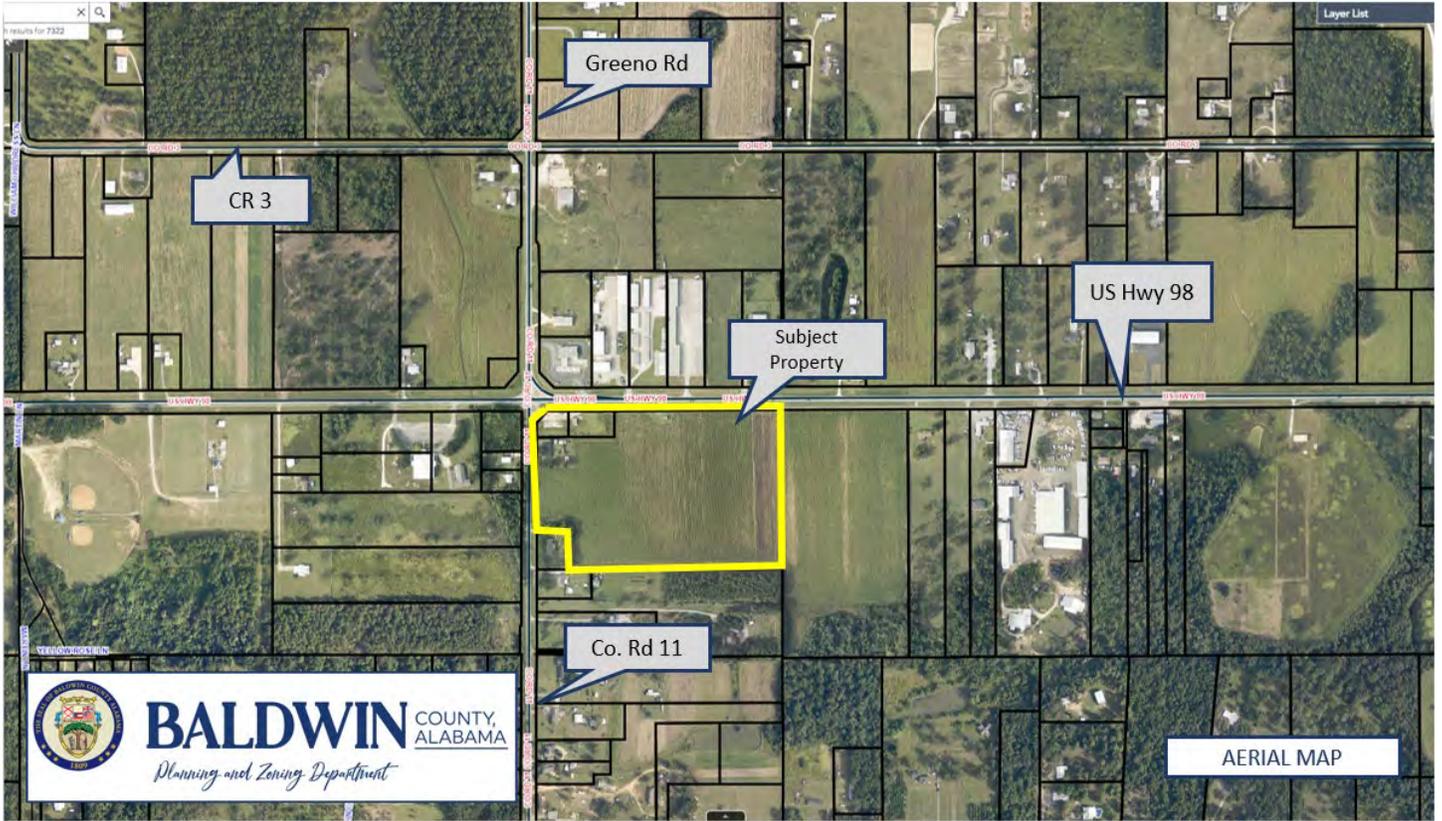
1. Apply to ALDOT for the necessary access permits for Lots 1-4. Lot 5 will be accessed from County Rd. 11 (Greeno Rd).

### 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.

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>

# Locator Maps







# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. SC25-14  
Resub of Parcel 2 Grund Subdivision  
May 1, 2025

### Subject Property Information

**Planning District:** 27  
**Zoning:** Unzoned  
**Location:** Subject property is located at the intersection west of State Highway 59 and north of County Rd 8.  
**Parcel Numbers:** 05-61-04-20-4-001-003.001 PIN: 618482  
05-61-09-29-1-001-003.000 PIN: 228861  
**Lead Staff:** Fabia Waters, Associate Planner  
**Applicant/Owner:** Riviera Plaza LLC  
**Engineer/Surveyor:** Trent Wilson, Weygand Wilson Surveying  
**Online Case #:** When searching online CitizenServe database, please use SC25-000014  
**Attachments:** *Within Report*

### Subdivision Proposal

**Request:** Preliminary plat approval for a 4-lot residential subdivision  
**Number of Lots:** 4  
**Linear ft of streets:** N/A  
**Total acreage:** 39.60ac  
**Smallest lot size:** 3.64ac

### Public Utilities and Site Considerations

**Public Utilities:** Water & Sewer: Gulf Shores Utilities, Letter dated- January 27, 2025  
Electrical: Baldwin EMC, Letter dated- January 15, 2025  
Broadband: N/A  
**Fire Protection:** N/A, all proposed lots are greater than 40,000sf  
**Traffic study:** Less than 50 lots requested so not required per Section 5.5.14  
**Drainage improve.:** Drainage narrative prepared and stamped by Chris Lieb, P.E. Lieb Engineering reviewed and approved by P&Z Permit Engineer. "The subdivision of the property will not change the drainage pattern or flow rate."  
**Wetlands** Jurisdictional wetlands were identified on the subject property. A wetlands delineation report prepared by Wetland Science Inc was provided to staff for review, the subdivision regulations

require a second wetland delineation report as part of the technical review process, which is listed as a condition of approval.

**Flood zones:** Flood zone X and AE Flood Zone

### Staff Analysis and Comments

N/A

### Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SC25-14 RESUBDIVISION OF PARCEL 2 GRUND SUBDIVISION be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

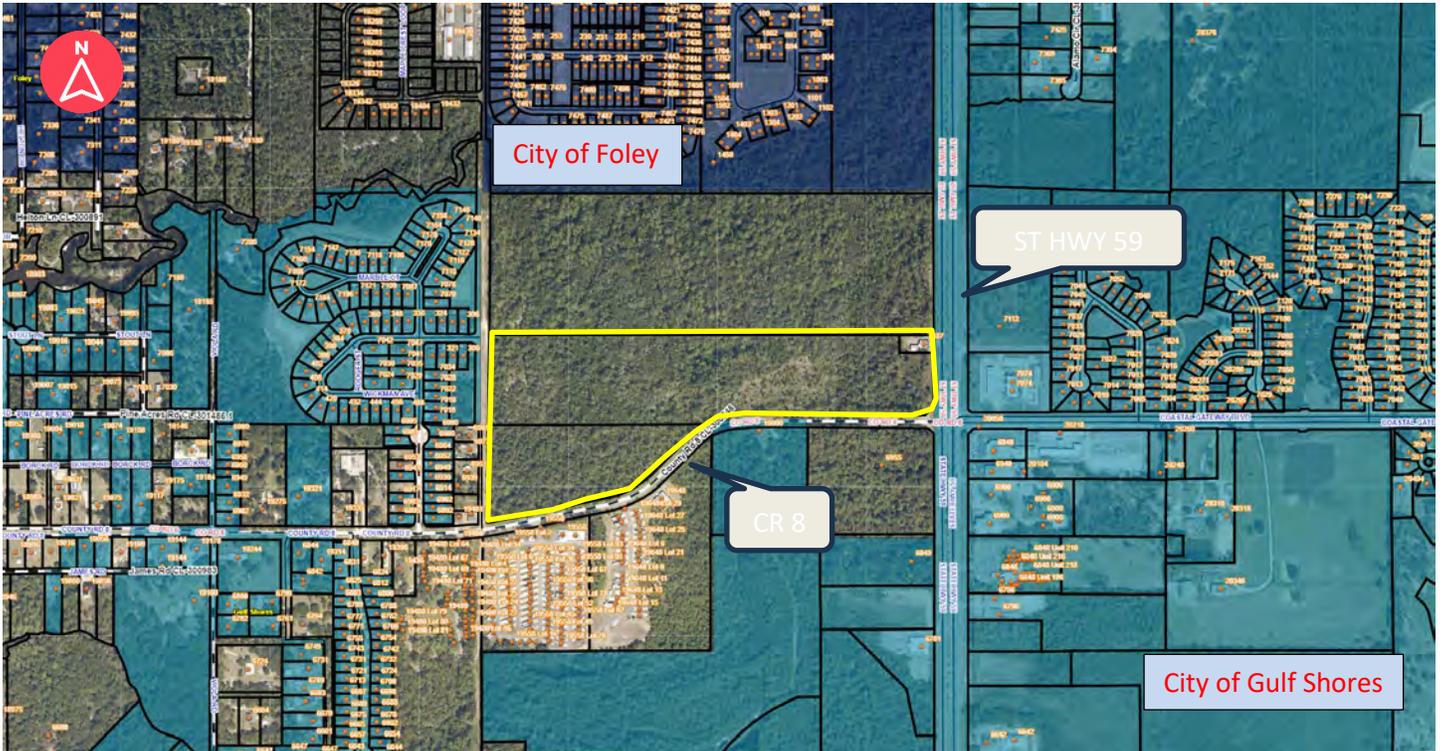
1. Provide a second wetland delineation from professional wetland delineator who is not affiliated with the specialist responsible for the original delineation
2. On the page 1 of the preliminary plat, show flood zone areas as well as 30' natural buffer inside the lots.

**General Conditions:**

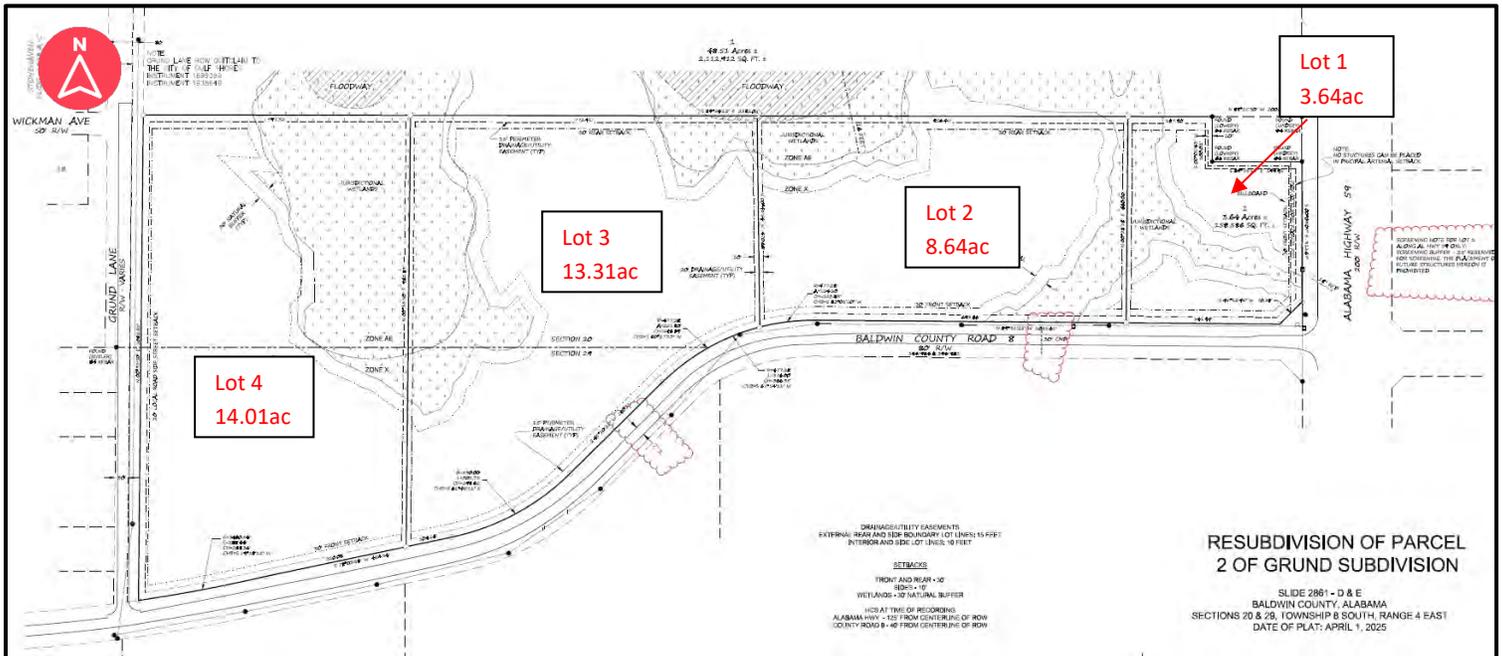
1. All conditions shall be met and the final plat shall be circulated for signatures and recorded within 90 days of Planning Commission approval.

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

## Locator Maps



## Plat





# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. SC25-16 (SPP25-13)

Will's Place  
May 1, 2025

## Subject Property Information

**JURISDICTION:** County  
**PLANNING DISTRICT:** 13  
**ZONING:** Unzoned  
**PARCEL ID #** 05-40-08-27-0-000-009.001      PIN: 622835

**LOCATION:** East side of Day Road, South side of Channel 44 Road, and North side of Timber Company Road in the Elsanor area.  
**CITIZENSERVE REF:** SPP25-000013  
**Lead Staff:** Mary Booth, Associate Planner  
**Attachments:** *Within Report*

## Subdivision Proposal

**Request:** Preliminary plat approval for a residential subdivision  
**Proposed # of Lots:** 9  
**Linear feet of streets:** N/A  
**Total acreage:** 48.01 ac  
**Smallest lot size:** 0.45 ac / 20,023SF  
**Owner/Developer:** *Belle Fountain Land Company LLC*  
**Surveyor:** Trent Wilson, PLS, *Weygand Wilson Surveyors*

## Public Utilities and Site Considerations

**Public Utilities:** **Water:** East Central Water. Letter dated Feb. 17, 2025  
**Sewer:** On-Site. Health Department Letter dated Mar. 11, 2025  
**Electricity:** Baldwin EMC. Letter dated Dec. 30, 2024

**Traffic study:** Less than 50 lots requested so not required per Section 5.5.14

### Drainage Improvement:

Drainage letter prepared and stamped by Chris Lieb, P.E, Lieb Engineering. "The subdivision of the property will not change the drainage pattern or flow rate. The home builder will need to keep the drainage pattern the same and install BMPs per the Baldwin County Subdivision regulations."

**Wetlands**

Two wetland delineations have been provided that indicate non-jurisdictional wetlands are present on Lot 9, at the northeastern section of the lot, as well as between Lots 7 and 8. The non-jurisdictional wetlands are shown on the plat with the applicable 5’ non-disturbed buffer. There is sufficient uplands for Lot 9.

**Streets / Roads:** N/A

**Staff Analysis and Comments**

Due to improvements required before final plat approval, Staff requested the applicant to submit a Preliminary Plat application rather than a concurrent application for preliminary and final plat approval. The applicant’s application was not uploaded until after the Public Notices were sent out. Please note, this request is to approve SC25-16, under the new application, SPP25-13.

Lots will access from Day Road, a locally classified road. Common drives will be required as the proposed lots do not allow sufficient width between drives per the approved Access Management Plan. Lots are proposed to have public water. An extension of the the existing water line is required prior to final plat approval. Engineered plans have been provided by the applicant for the proposed 10-inch water main extension, including meters to be set during the construction. The common drives will need to be establishED so as not to interfere with the proposed meter locations. The utility provider will be installing the water main extension and will coordinate with Baldwin County Highway Department for applicable permits.

**Staff Recommendation:**

Staff recommends that the PRELIMINARY PLAT for Case No. SPP25-13, WILL’s PLACE be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations;

**Specific conditions:**

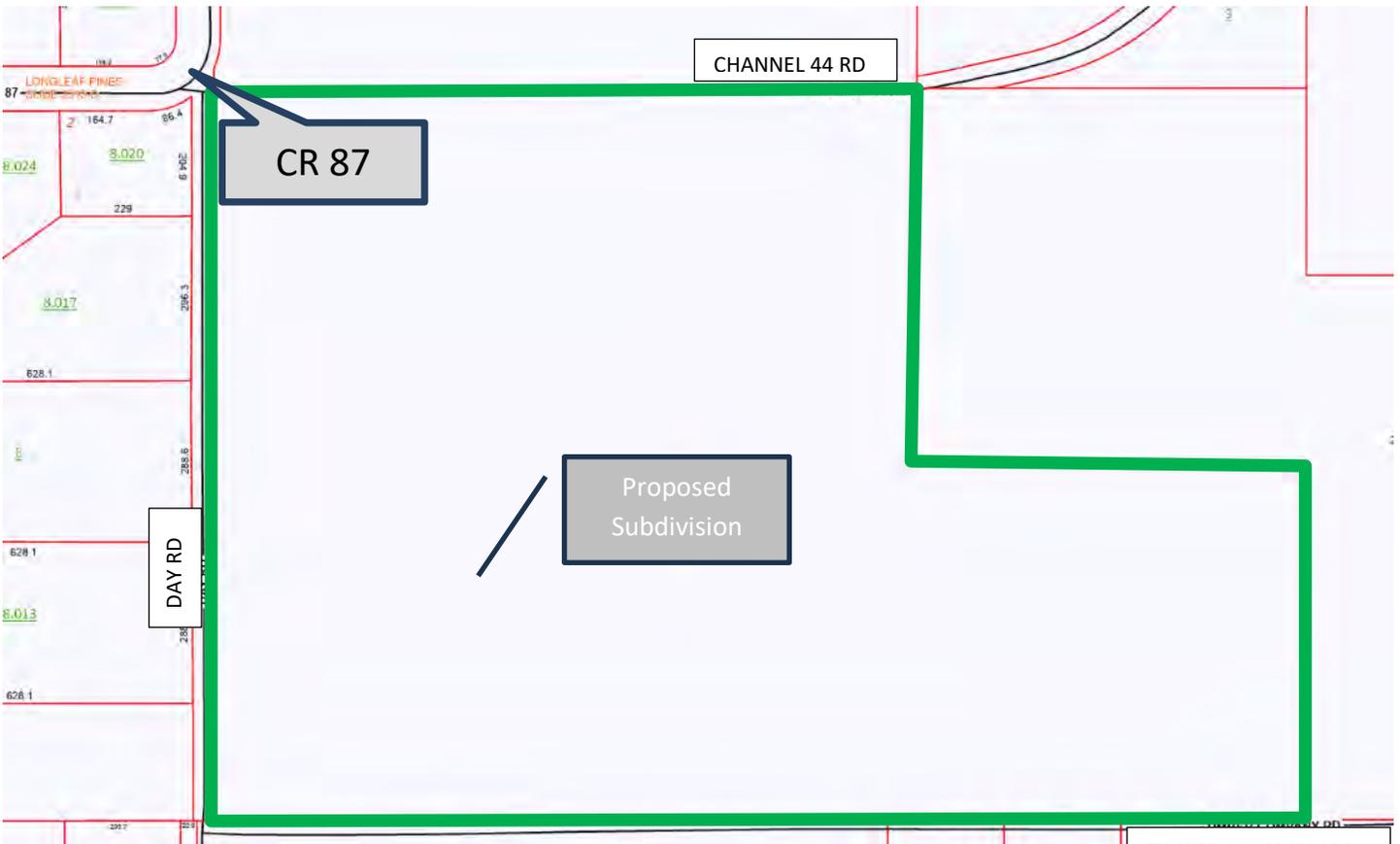
1. Provide documentation the water main extension has been installed per Baldwin County Highway Department standards. An email from BC Highway Department will suffice.
2. Provide updated preliminary plat showing location of common drives.
3. Submit a Commercial Turn-Out permit (CTP) application for review and issuance of a CTP permit.
4. Submit final plat once all improvements have been completed and accepted.

**General Conditions:**

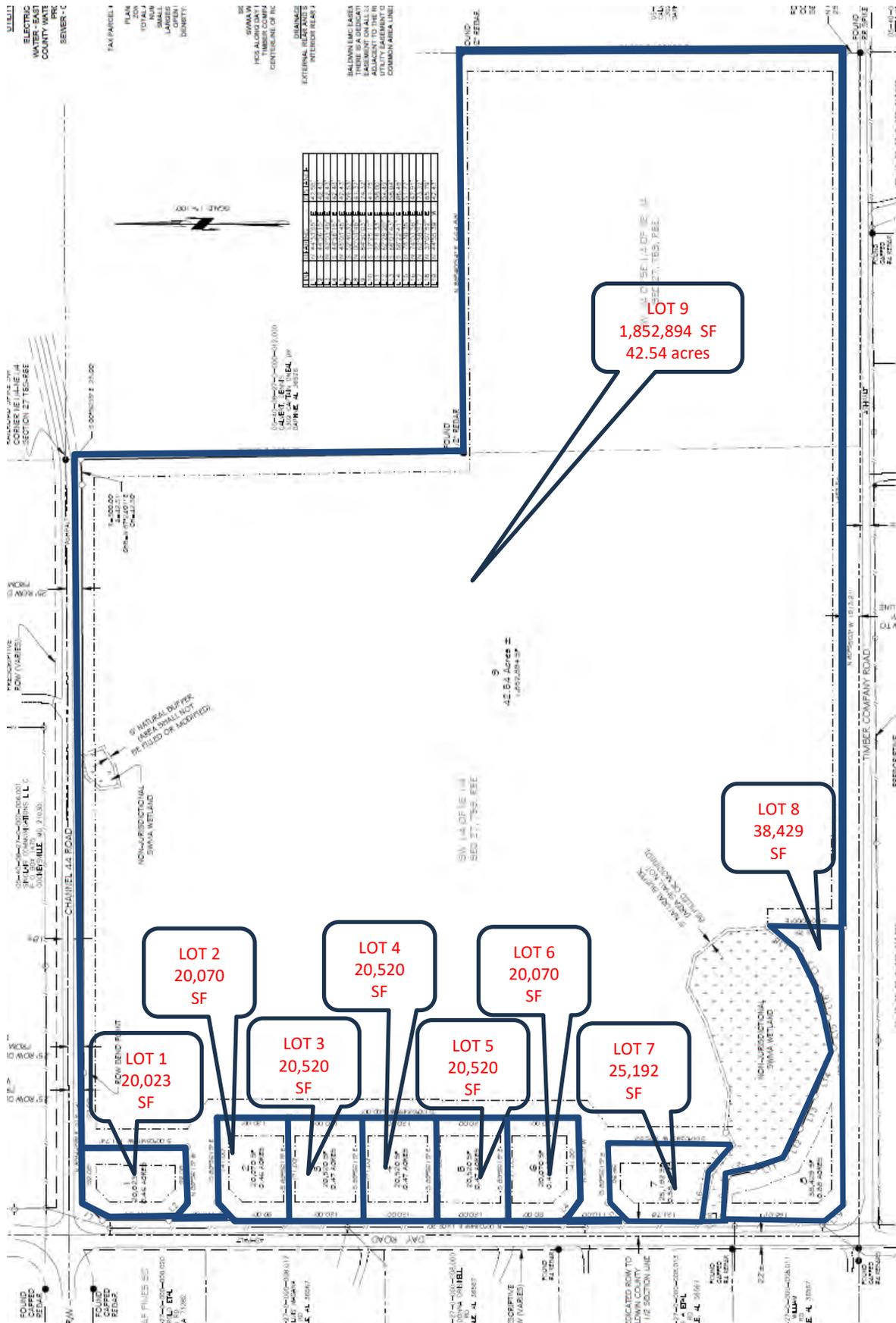
All conditions shall be met and the final plat shall be circulated for signatures and recorded within 90 days of Final Plat approval.

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

Locator Maps



# Plat





# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. SC25-17

Rigsby Estates

May 1, 2025

## Subject Property Information

**JURISDICTION:** County  
**PLANNING DISTRICT:** 12  
**ZONING:** ZONED RA  
**PARCEL ID #** 05-41-06-23-0-000-007.001      PIN: 21359

**LOCATION:** North side of County Rd 62 N east of Newport Road in the Elsanor area.  
**CITIZENSERVE REF:** SC25-000017  
**Lead Staff:** Mary Booth, Associate Planner  
**Attachments:** *Within Report*

## Subdivision Proposal

**Request:** Preliminary plat approval for a residential subdivision  
**Proposed # of Lots:** 7  
**Linear feet of streets:** N/A  
**Total acreage:** 27.342 ac  
**Smallest lot size:** 3.084ac / 113,347 SF  
**Owner/Developer:** *BJ Blanchard*  
**Surveyor:** **Daniel Clark, PLS, Smith Clark & Associates**

## Public Utilities and Site Considerations

**Public Utilities:** **Water:** East Central Water. Letter dated Mar. 26, 2025  
**Sewer:** On-Site Septic  
**Electricity:** Baldwin EMC. Letter dated Mar. 10, 2025

**Traffic study:** Less than 50 lots requested so not required per Section 5.5.14

### Drainage Improvement:

Drainage letter prepared and stamped by David Shumer, P.E, Shumer Consulting, LLC.  
“Due to the large size of the lots, proposed use as residential, and anticipated negligible change of runoff, a detention pond and additional drainage infrastructure to abate storm water runoff is not warranted for this subdivision.”

**Wetlands** A wetland delineation was completed and the property is all uploads, no wetlands on site.

**Streets / Roads:** N/A

### Staff Analysis and Comments

Lots will access County Rd 62 N. Proposed lot layout is compliant with current Access Management Plan and no common drives are required as per Baldwin County Highway Department's assesment.

### Staff Recommendation:

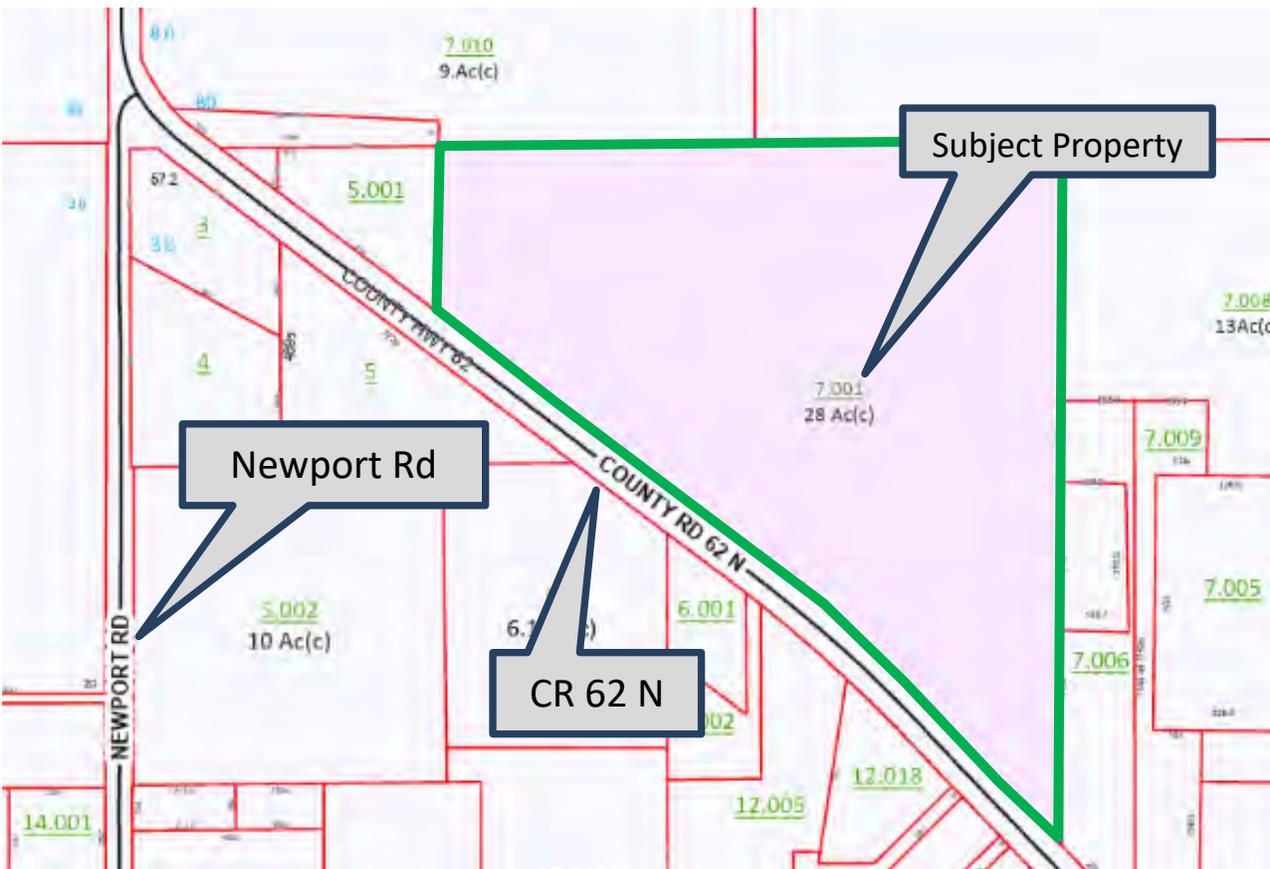
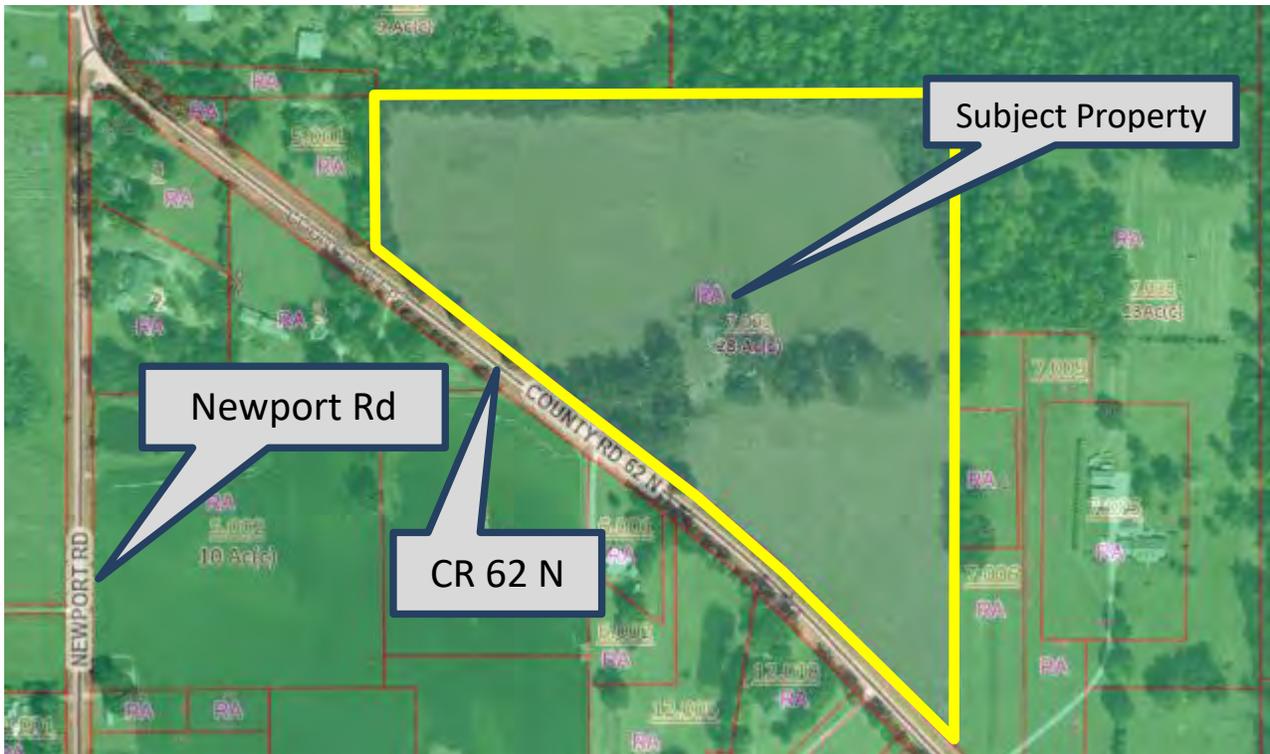
Staff recommends that the PRELIMINARY PLAT for Case No. SC25-17, RIGSBY ESTATES be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations;

### General Conditions:

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

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

### Locator Maps







# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. SRP25-06 & SV25-07

Legacy Hills

May 1, 2025

### Subject Property Information

<b>Planning District:</b>	18
<b>Zoning:</b>	Unzoned
<b>Location:</b>	Subject property is east of Baldwin Beach Express and north of County Rd 38.
<b>Parcel#:</b>	05-48-05-15-0-000-004.000 <b>PIN#:</b> 9830
<b>Parcel#:</b>	05-48-05-15-0-000-004.001 <b>PIN#:</b> 625659
<b>Lead Staff:</b>	Fabia Waters , Associate Planner
<b>Applicant/Owner:</b>	Belle Fountain Land Company, P.O. Box 250, Elberta, AL 36530
<b>Engineer/Surveyor:</b>	David Dichiara- <i>Kadre Engineering</i> , 28678 Sampson Avenue, Orange Beach, AL 36561
<b>Online Case #:</b>	When searching online CitizenServe database, please use SRP25-000006 & SV25-000007
<b>Attachments:</b>	<i>Within Report</i>

### Subdivision Proposal

<b>Request:</b>	Revise an approved preliminary plat to remove the northern 69.31 acres as a remnant parcel
<b>Number of Lots:</b>	242
<b>Linear ft of streets:</b>	9,727LF
<b>Lot setbacks:</b>	30' Front, 30' Rear, 10' Side, 20' Side on street.
<b>Total acreage:</b>	New proposed acreages without the remnant parcel is 112.31 +/- acres
<b>Smallest lot size:</b>	8,400sf

### Staff Analysis and Comments

The planning commission approved SPP24-20 Legacy Hills as shown below, the applicant is requesting a revised preliminary plat for the following: *1. Remove via subdivision variance the northern 69+/- acres as a remnant parcel.* These changes meet the requirements of section 4.8 (a) Major Changes to an approved plat.

#### **8.1.1 Variance Requests for "Remnant" Parcels**

Remnant parcels do not exist under the *Subdivision Regulations*. Every resulting parcel of a subdivision is subject to these regulations. However, when a subdivision results in a large outparcel that is greater than 20-acres, the Applicant may submit a variance request which, if granted by the Planning Commission, would allow the outparcel to be excluded from some or all the requirements of the *Subdivision Regulations*.

## Staff Recommendation:

Staff recommends that the SUBDIVISION VARIANCE & REVISED PRELIMINARY PLAT for Case No. SRP25-06 & sv25-07 LEGACY HILLS be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

### Specific conditions:

1. Update the approved preliminary plat that was submitted of for the construction plans review(CPR) to reflecte the revised plat. (*The original preliminary plat approval date of 11/07/2024 will not be affected or modified with the aprval of this revised plat*)

### Specific Conditions that were approved for SPP24-20:

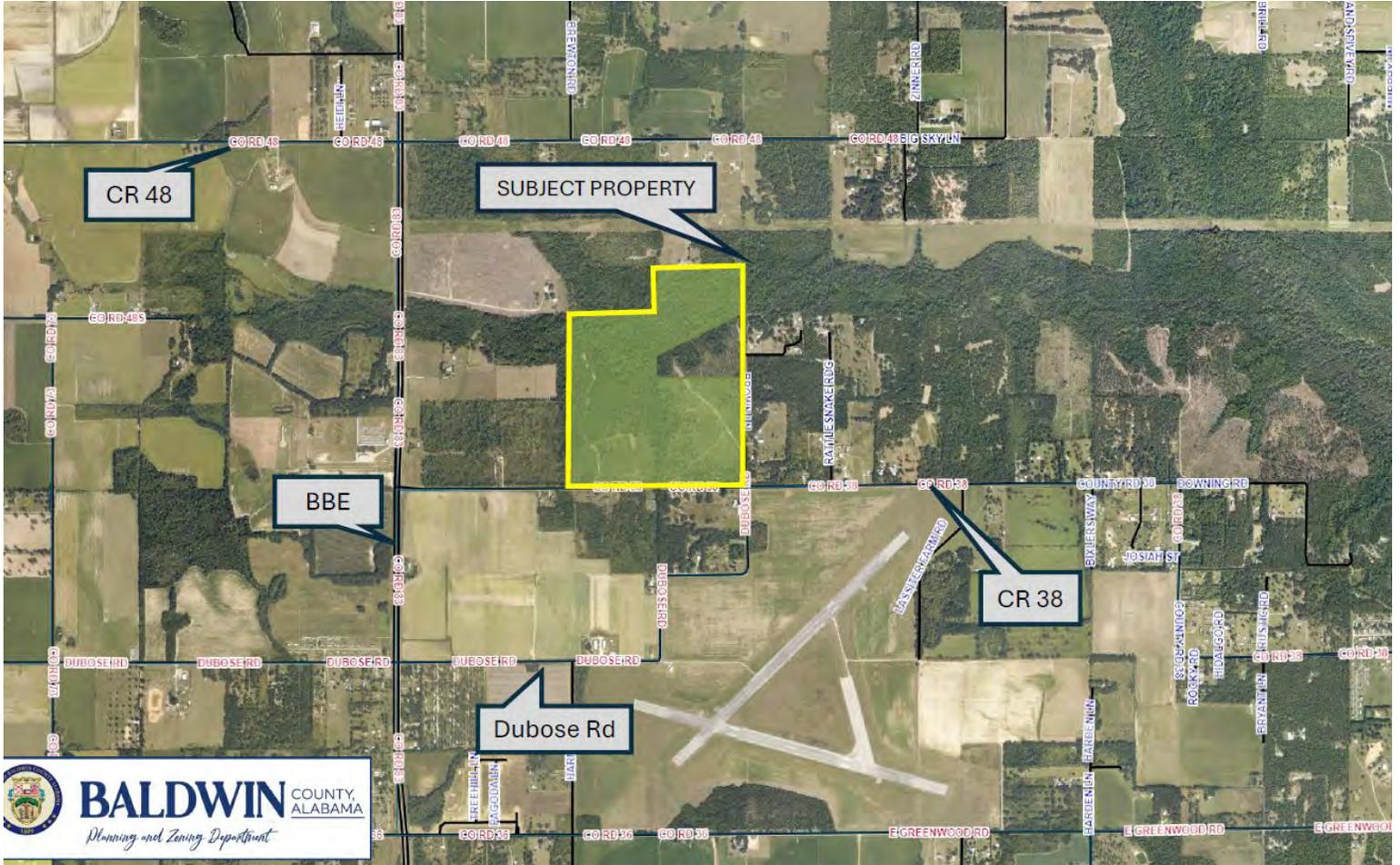
1. The developer must install necessary road improvements as determined by the Baldwin Co. Highway Dept. and ALDOT.
  - a. Install right turn lanes at Baldwin Beach Express
  - b. Southwestern entrance - Install left turn lane on County Rd 38. Design entrance for right-in, right-out only
2. Provide an approved permit for all improvements requested by ALDOT prior to applying for a Construction Plans Review with Baldwin County Planning and Zoning.
3. Two entrances onto County Rd. 38 must be constructed as part of Phase I. Redraw phase lines to show two entrances as part of Phase I.

### General Conditions:

1. Compliance with the Baldwin County Subdivision Regulations, including but not limited to submission of a Construction Plan Review and Commercial Turnout 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.
2. 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.
3. Effective period is 2 years from approval of the Preliminary Plat.

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>

# Locator Maps







March 17, 2025

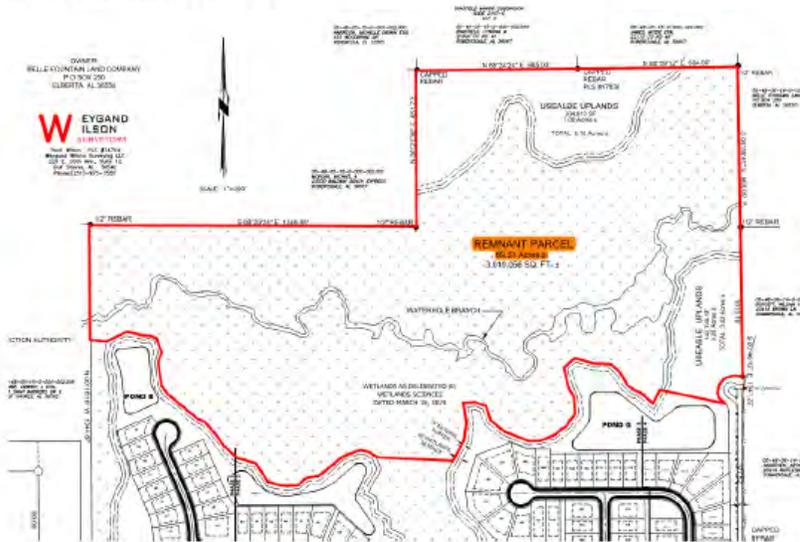
Baldwin County Planning & Zoning Department

22251 Palmer Street  
 Robertsdale, AL 36567  
 (251) 580-1655  
 Attn: Fabia Waters

**RE: Legacy Hills Preliminary Plat – SPP24-000020  
 Revised Preliminary Plat Request**

Dear Fabia,

We are making submittal to you for a request to make a revision to the previously approved preliminary plat. The only change is that a remnant parcel be created north of the proposed subdivision improvements. Generally as can be seen in the image below. The detailed revised plat is included in this submittal for your review. There are no changes to drainage or any other improvements as the remnant is located north of its limits.



Should you need any additional information please don't hesitate to contact me.

*David Dichiara*

David Dichiara, PE

Principal

ddichiara@kadre-eng.com

(205) 777-9064

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# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. PER25-15  
BFLC Lawrence Creek Subdivision  
Permit Extension Request for Preliminary Plat Approval  
May 1, 2025

### Subject Property Information

**Planning District:** 13  
**Zoning:** Unzoned  
**Location:** Subject property is located on the north side of US Hwy 90, one and a half miles east of County Rd. 87.  
**Parcel Numbers:** 05-49-02-10-0-000-001.000      **PIN:** 63795  
**Lead Staff:** Shawn Mitchell, Senior Planner  
**Attachments:** *Within Report*

### Subdivision Proposal

**Request:** Permit Extension Request for Preliminary Plat approval  
**Proposed # of Sites:** 4  
**Linear feet of streets:** N/A  
**Total acreage:** 76.22 ac  
**Smallest lot size:** 3 ac  
**Applicant/Owner:** Stacy Ryals, *Belle Fountain Land Company LLC*  
**Engineer/Surveyor:** Trent Wilson, PLS, *Weygand Wilson Surveyors*

### Public Utilities and Site Considerations

**Public Utilities:** Water: Well  
Electrical: Baldwin EMC  
Sewer: Septic

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

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

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

## Staff Analysis and Comments

The Preliminary Plat (SPP23-08) was approved by the Planning Commission on May 4, 2023.

Reason for extension request: “Need more time for obtaining ALDOT permits, installing turnouts and to gather signatures on plat. This is in order to meet the conditions on the approval of the subdivision.”

Timeline: See attached email correspondence with ALDOT

Jan. 25, 2024 - ALDOT reviewed the plans and asked for additional information.

July 25, 2024 - The Applicant failed to submit a bond for improvements and the project was withdrawn from ALDOT

April 14, 2025- After notice that the Preliminary Plat would expire, the Applicant communicated that an application to ALDOT would be re-submitted.

Staff justification for denial:

Due to the Applicant’s failure to provide the necessary documents to ALDOT and cancellation of the project almost a year ago, Staff feels that an extension of Preliminary Plat approval is not justified. If not extended, the original approval of SPP23-08 will be null and void on May 5, 2025. The Applicant may re-apply for a Preliminary Plat that will be reviewed under the new Subdivision Regulations.

## Staff Recommendation:

### ORIGINAL RECOMMENDATION:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP23-8, LAWRENCE CREEK, be APPROVED subject to compliance with the Baldwin County Subdivision Regulations, with the following conditions for approval.

1. Applicant will coordinate with ALDOT to permit and approve common drives to be installed on US Hwy 90.

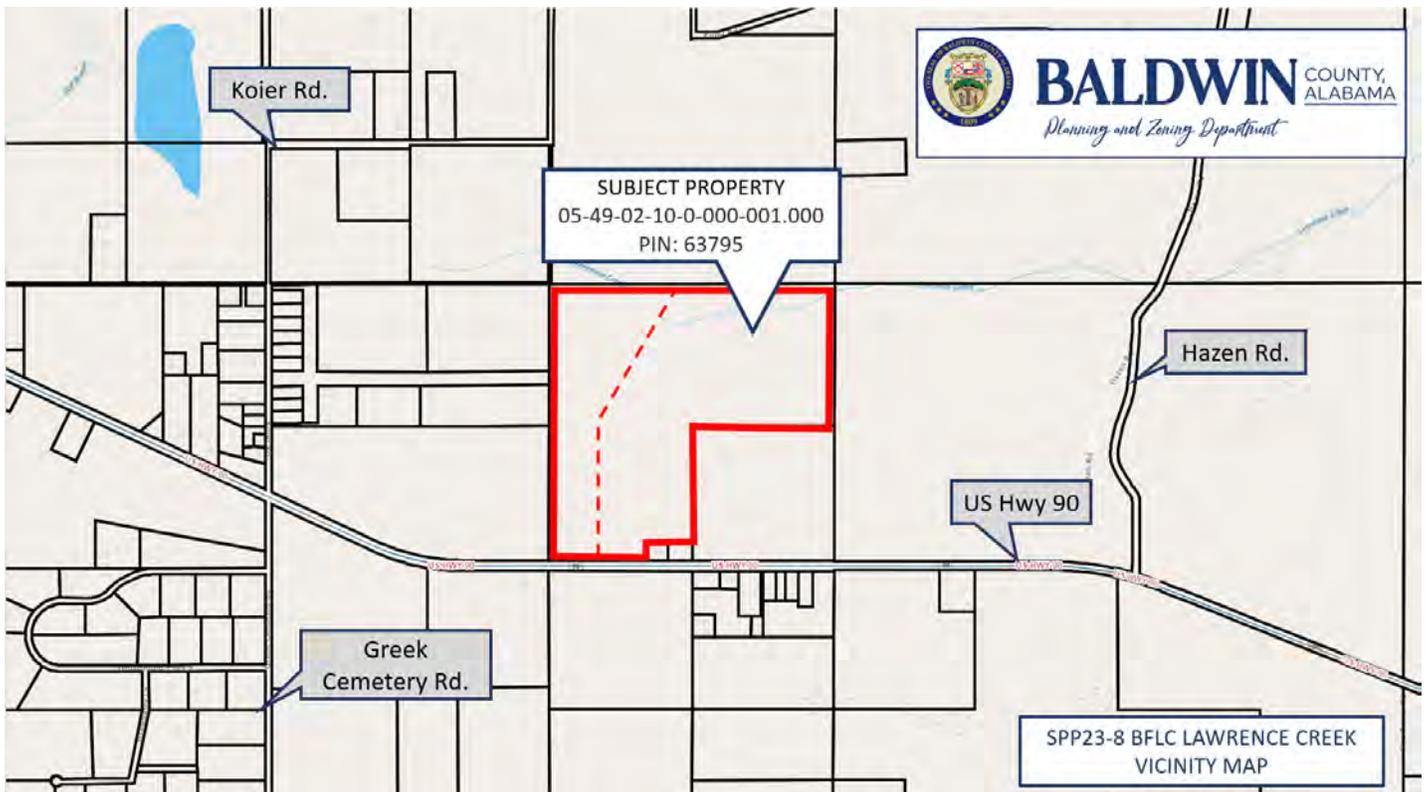
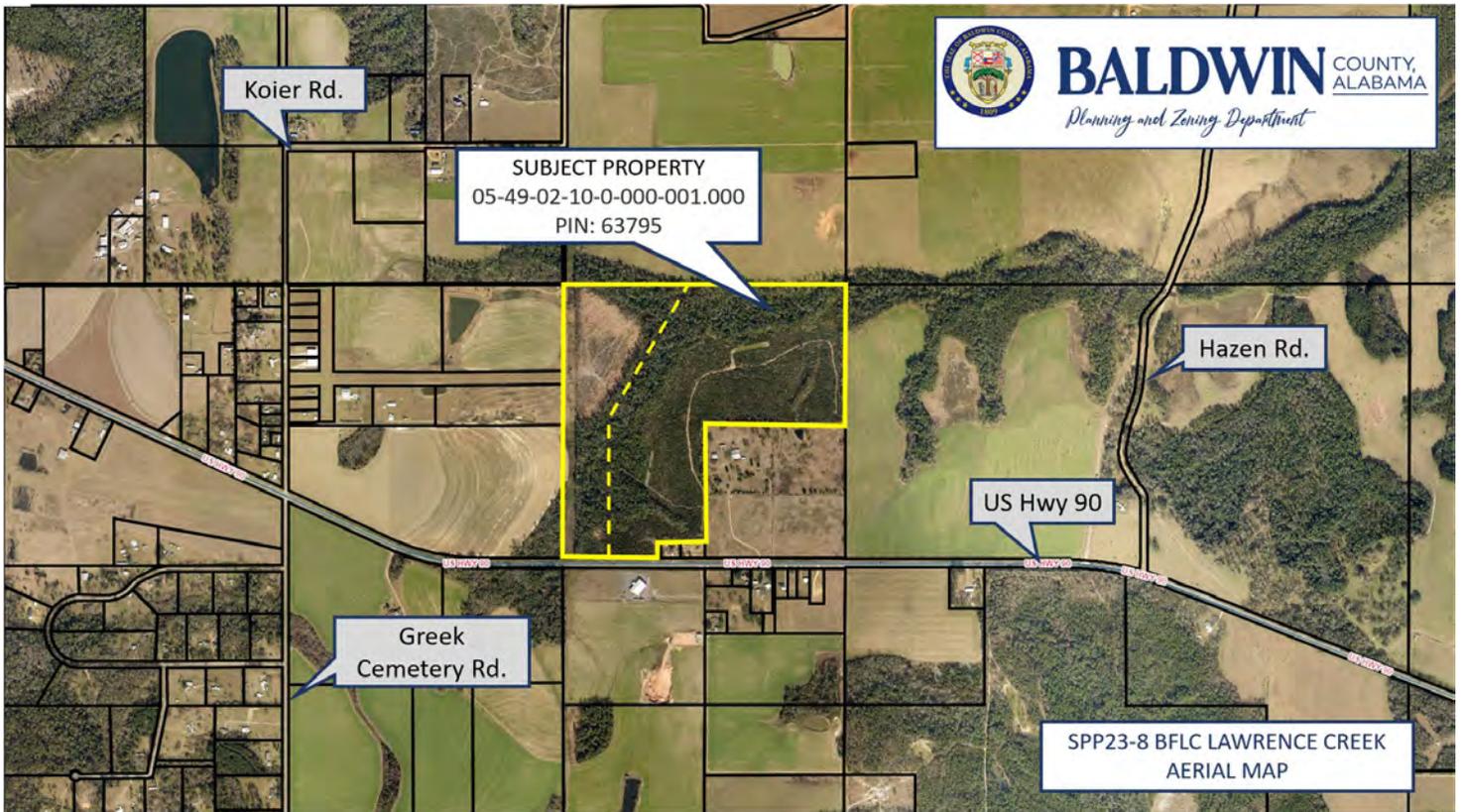
### EXTENSION RECOMMENDATION

Staff recommends that a one (1) year extension of PUD approval for PER25-15 BFLC Lawrence Creek be **DENIED**.

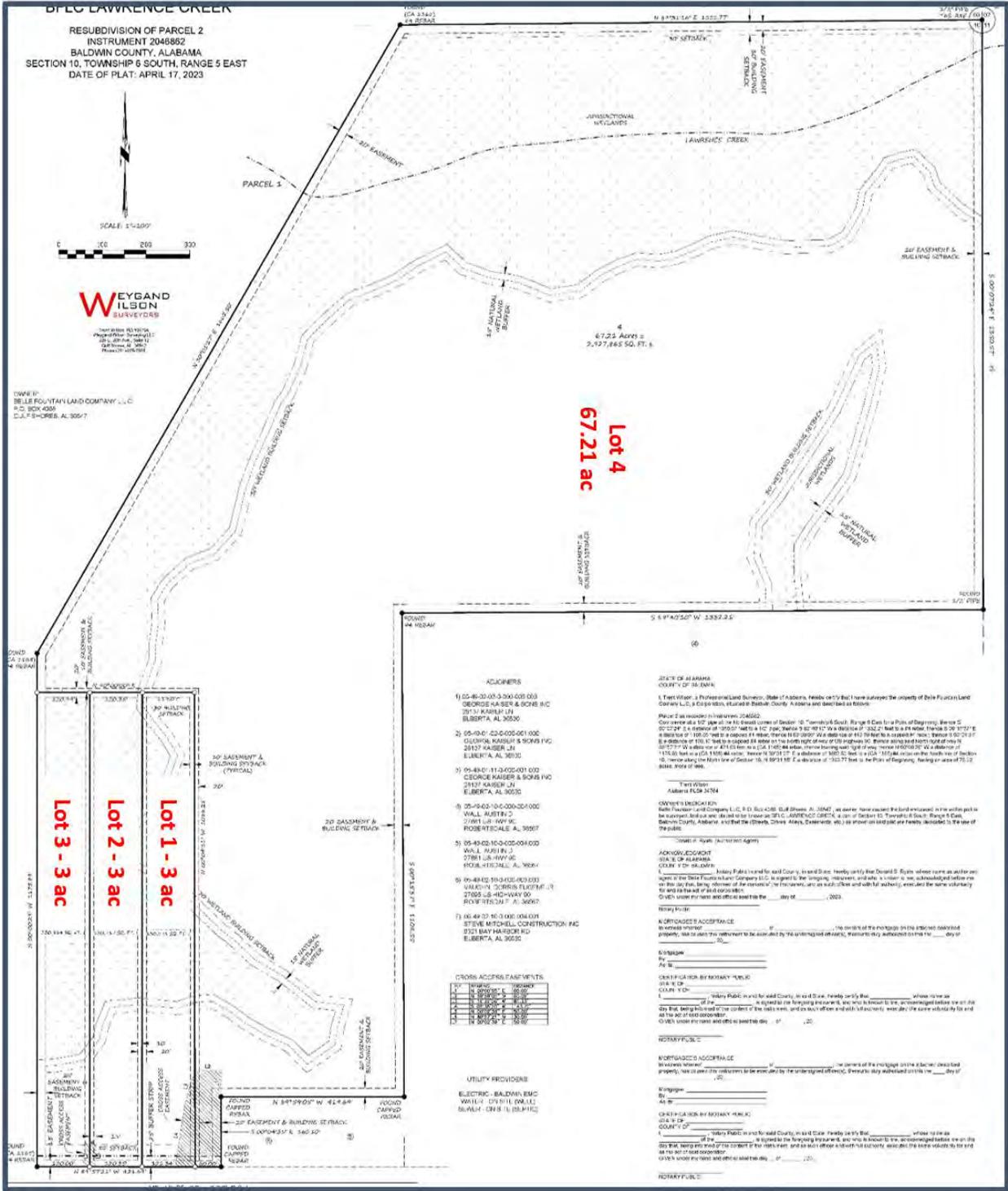
If the Planning Commission approves the extension, the following conditions would apply:

1. The one (1) year PUD approval extension expires at 4:30 PM CST on **Tuesday, May 5, 2026**.
  - a. One additional extension is available.
2. Any expansion or alteration of the development meeting the definition of a “Major Change” as defined by Section 4.8(a) shall necessitate additional review by Foley’s Planning Commission

Locator Maps



Plat



**ALDOT Review – Jan. 25, 2024**

From: Campbell, Adam H. <campbell@dot.state.al.us>  
Sent: Thursday, January 25, 2024 1:52 PM  
To: Lieb, Chris <clieb@liebengineering.com>  
<mc Cracken@dot.state.al.us>; Reed, Darin <reed@dot.state.al.us>; McCracken, Paul <mc Cracken@dot.state.al.us>; Miller, Jeremy L. <mlie@dot.state.al.us>  
Subject: RE: ALDOT Review- Belle Fountain Land Company, LLC US-90 MP-70.12

Chris,

The subject permit resubmission has been reviewed. Please see the following comments:

- Cross access easement documents/plan need to be provided.
- Please acquire and submit an executed bond for the cost estimate amount.

Thanks,

**Adam H. Campbell**  
ALDOT, Southwest Region-Mobile Permits  
1701 West I-65 Service Road North  
Mobile, AL 36618  
Office: 251-470-8206  
campbell@dot.state.al.us

**Project cancellation – July 25, 2024**

From: Campbell, Adam H. <campbell@dot.state.al.us>  
Sent: **Thursday, July 25, 2024 11:22 AM**  
To: Smith, Michael <msmith@dot.state.al.us>; Reed, Darin <reed@dot.state.al.us>; McCracken, Paul <mc Cracken@dot.state.al.us>; Miller, Jeremy L. <mlie@dot.state.al.us>  
Subject: RE: ALDOT Review- Belle Fountain Land Company, LLC US-90 MP-70.12

Good morning Chris,

Thanks for letting us know. We're **discarding everything for this submital of our end.**

Regards,

**Adam H. Campbell**  
ALDOT, Southwest Region-Mobile Permits  
1701 West I-65 Service Road North  
Mobile, AL 36618  
Office: 251-470-8206  
campbell@dot.state.al.us

From: clieb@liebengineering.com <clieb@liebengineering.com>  
Sent: **Thursday, July 25, 2024 10:14 AM**  
To: Campbell, Adam H. <campbell@dot.state.al.us>  
Cc: Smith, Michael <msmith@dot.state.al.us>; Reed, Darin <reed@dot.state.al.us>; McCracken, Paul <mc Cracken@dot.state.al.us>; Miller, Jeremy L. <mlie@dot.state.al.us>  
Subject: RE: ALDOT Review- Belle Fountain Land Company, LLC US-90 MP-70.12

Adam,

Please ignore **that project is cancelled.**

Thanks,

Chris Lieb, PE - Civil Engineer  
Phone - 251-978-9779  
1290 Main Street Suite E

**Plan to resubmit – April 14, 2025**

**FW: ALDOT Review- Belle Fountain Land Company, LLC US-90 MP-70.12 - PIN 63795**  
<clieb@liebengineering.com>  
To: AMANDA WEYGAND <amanda@weygandwilson.com>  
Cc: <moconnell@liebengineering.com>; <nyrd@liebengineering.com>

Amanda,

Here is the last correspondence. We will resubmit the paperwork ASAP to get it back in the queue.

MK/Noah... We need to update the dates and resubmit everything back to them. The permit applications and the drawings as well as the one attached.

Thanks,

Chris Lieb, PE - Civil Engineer  
Phone: 251-978-9779  
1290 Main Street Suite E  
Daphne, AL 36526  
www.liebengineering.com



# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. SRP25-05  
Firefly Commons Condos  
May 1, 2025

### Subject Property Information

**JURISDICTION:** County  
**PLANNING DISTRICT:** 8  
**ZONING:** RMF-6  
**PARCEL ID #** 05-46-05-22-0-000-001.558  
**PIN:** 14615  
**LOCATION:** Subject property is located on the east side of Thompson Hall Road, north of County Rd 44 adjacent to the City of Fairhope. The original application was jointly reviewed by Baldwin Co. and Fairhope.  
**CITIZENSERVE REF:** SRP25-000005  
**Lead Staff:** Shawn Mitchell, Senior Planner  
**Attachments:** *Within Report*

### Subdivision Proposal

**Request:** Revision of a townhome PUD site plan to a condominium  
**Proposed # of Units:** 12  
**Linear feet of streets:** 284 LF (will remain private)  
**Total acreage:** 1.98 ac  
**Smallest lot size:** N/A  
**Applicant/Owner:** *Firefly Commons LLC*  
**Engineer/Surveyor:** David Diehl, *SE Civil*

#### Property History:

- Thompson Hall Quadplexes approved by Fairhope's Planning Commission on March 2, 2020 (Case SD 20.05)
- Baldwin County granted administrative approval of Firefly Commons (renamed) on January 19, 2023.
- Applicant has completed construction and recorded the final site plan.
- Applicant is now requesting to convert the townhomes into condominiums.

### Public Utilities and Site Considerations

**Public Utilities:** Domestic Water: Fairhope Public Utilities  
Sewer: Fairhope Public Utilities  
Electrical: Baldwin EMC

**Traffic study:** Less than 50 lots requested so not required per Section 5.5.14

**Drainage improve:** Drainage report signed and stamped by Larry Smith, PE.

**Wetlands:** The Baldwin Co. Parcel Viewer shows the entire subject property as uplands

### Staff Analysis and Comments

The Applicant has submitted the required condominium documents and revised site plan as required by the Alabama Uniform Condo Act of 1991 (Section 35-8A-101, Code of Alabama).

The landscape plan has not been revised as requested. Buffers need to be widened – 15 ft along Thompson Hall Rd., 25 ft along the northern and eastern borders. Buffers must be planted with a mix of canopy and understory trees and shrubs.

### Staff Recommendation:

Staff recommends that the REVISED SITE PLAN for Case No. SRP25-05, FIREFLY COMMONS be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

#### Specific conditions:

1. Revise the landscape plan as requested to show buffers of the required width with a mix of canopy and understory trees and shrubs. Landscaping must be inspected by the Planning & Zoning Permit Division.
2. Add a certificate for the Baldwin Co. Planning Commission to sign
3. Record the revised site plan and all related condominium documents.

#### 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.

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>

# Locator Maps







# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

**Case No. Z25-09**  
**Parker Property**  
**Rezone RSF-E, Residential Estate District to B-2, Neighborhood Business District**  
**May 1, 2025**

### Subject Property Information

**Planning District:** 15  
**General Location:** North of Pleasant Rd and east of County Rd 13  
**Physical Address:** NA  
**Parcel ID:** 05-43-02-10-0-000-013.006  
**Existing Zoning:** RSF-E, Residential Single Family Estate District  
**Proposed Zoning:** B-2, Neighborhood Business District  
**Existing Land Use:** Agriculture  
**Proposed Land Use:** Commercial  
**Acreage:** 10 ± acre  
**Applicant:** William Dean Parker  
 27230 Co Rd 13  
 Daphne, AL 36526  
**Owner:** Same  
**Lead Staff:** Celena Boykin, Senior Planner  
**Attachments:** *Within Report*

	Adjacent Land Use	Adjacent Zoning
<b>North</b>	Agricultural	RSF-E, Residential Single-Family Estate
<b>South</b>	Church	RSF-E, Residential Single-Family Estate
<b>East</b>	Vacant	RSF-E, Residential Single-Family Estate
<b>West</b>	Agricultural	B-2, Neighborhood Business District

### Summary

The subject property is approximately 10 acres and is currently zoned as RSF-E, Single Family Estate District. A request has been made to change the designation to B-2, Neighborhood Business District, to enable future commercial use. This area consists of residential, institutional, and commercial uses.

## Article 4 Residential Districts

### Section 4.1 RSF-E, Residential Single Family Estate District

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

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

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

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

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

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

4.1.5 *Area and dimensional ordinances.* Except as provided by Section 2.3: *Establishment of Zoning in Planning Districts*, Section 12.4: *Height Modifications*, Section 12.5: *Yard Requirements*, Section 12.6: *Coastal Areas*, Section 12.8: *Highway Construction Setbacks*, Section 18.4 *Variances*, and Article 20: *Nonconformities*, the area and dimensional ordinances set forth below shall be observed.

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

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

Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	40,000 Square Feet
<del>Minimum Lot Width at Building Line</del>	<del>120-Feet</del>
Minimum Lot Width at Street Line	120-Feet

**Section 5.2 B-2, Local Business District**

5.2.1 *Purpose and intent.* The purpose and intent of the B-2 Neighborhood Business District is to provide a limited commercial convenience facility, servicing nearby residential neighborhoods, planned and developed as an integral unit.

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

- |  |  |
|--|--|
| (a) All uses permitted by right under the B-1 zoning designation | (v) Floor covering sales or service          |
| (b) Antique store  | (w) Florist                                  |
| (c) Apparel and accessory store                                  | (x) Fraternity or sorority house             |
| (d) Appliance store including repair                             | (y) Fruit and produce store                  |
| (e) Art gallery or museum  | (z) Gift shop                                |
| (f) Art supplies   | (aa) Hardware store, retail                  |
| (g) Bait store   | (bb) Ice cream parlor                        |
| (h) Bakery retail  | (cc) Interior decorating shop                |
| (i) Bed and breakfast or tourist home                            | (dd) Laundry, self service                   |
| (j) Bicycle sales and service                                    | (ee) Lawnmower sales and service             |
| (k) Boarding, rooming or lodging house, dormitory                | (ff) Locksmith                               |
| (l) Book store   | (gg) Music store                             |
| (m) Café   | (hh) Neighborhood convenience store          |
| (n) Camera and photo shop  | (ii) News stand                              |
| (o) Candy store  | (jj) Paint and wallpaper store               |
| (p) Catering shop or service                                     | (kk) Picture framing and/or mirror silvering |
| (q) Copy shop  | (ll) Restaurant                              |
| (r) Delicatessen   | (mm) Shoe repair shop                        |
| (s) Discount/variety store (not to exceed 8,000 square feet)     | (nn) Shoe store                              |
| (t) Drug store (not to exceed 8,000 square feet)                 | (oo) Sign shop                               |
| (u) Fixture sales  | (pp) Sporting goods store                    |
|  | (qq) Tailor shop                             |
|  | (rr) Tobacco store                           |
|  | (ss) Toy store                               |

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

- |  |  |
|--|--|
| (a) Air conditioning sales and service                   | (q) Park or playground   |
| (b) Amusement arcade                                     | (r) Pawn shop  |
| (c) Animal clinic/kennels                                | (s) Pet shop   |
| (d) Arboretum  | (t) Plumbing shop  |
| (e) Ball field   | (u) Restaurant sales and supplies  |
| (f) Business machine sales and service                   | (v) Riding academy   |
| (g) Car wash   | (w) Rug and/or drapery cleaning service  |
| (h) Country club   | (x) Seafood store  |
| (i) Discount/variety store (exceeding 8,000 square feet) | (y) Swimming pool (outdoor)  |
| (j) Drug store (exceeding 8,000 square feet)             | (z) Tennis court (outdoor)   |
| (k) Exterminator service office                          | (aa) Water storage tank  |
| (l) Golf course  | (bb) Wildlife sanctuary  |
| (m) Liquor store   | (cc) Wireless telecommunication facility   |
| (n) Mini warehouse                                       | (dd) Dwellings, in combination with commercial uses, subject to the standards listed under Section 5.2.4: Mixed uses |
| (o) Night club, bar, tavern                              |  |
| (p) Office equipment and supplies sales                  |  |

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

- (a) The commercial uses in the development may be limited in hours of operation, size of delivery trucks and type of equipment.
- (b) The residential uses shall be designed so that they are compatible with the commercial uses.
- (c) Residential and commercial uses shall not occupy the same floor of a building.
- (d) Residential and commercial uses shall not share the same entrances.

- (e) The number of residential dwelling units shall be controlled by the dimensional standards of the B-2 district. A dwelling unit density of .5 (½) dwelling units per 1,000 square feet of the gross floor area devoted to commercial uses, may be allowed (structures with less than 2,000 square feet devoted to commercial uses shall be allowed one dwelling unit). In no case, however, shall the overall dwelling unit density for a mixed use project exceed 4 dwelling units per acre.
- (f) Building height shall not exceed three stories.
- (g) A minimum of 30 percent of the mixed-use development shall be maintained as ~~open space. The following may be used to satisfy the open space requirements: areas used to satisfy water management requirements, landscaped areas, recreation areas, or setback areas not covered with impervious surface or used for parking (parking lot islands may not be used unless existing native vegetation is maintained).~~ Open Space in accordance with the requirements of Article 17 Open Space, Landscaping, and Buffers.
- (h) The mixed commercial/residential structure shall be designed to enhance compatibility of the commercial and residential uses through such measures as, but not limited to, minimizing noise associated with commercial uses; directing commercial lighting away from residential units; and separating pedestrian and vehicular access ways and parking areas from residential units, to the greatest extent possible.
- (i) Off-street parking spaces for the mixed residential and commercial uses shall be the sum total of the residential and commercial uses computed separately (See *Article 15: Parking and Loading Requirements*).

5.2.5 Area and dimensional ordinances.

Maximum Height of Structure	35-Feet
Maximum Height of Structure in Habitable Stories	2½
Minimum Front Yard	30-Feet
Minimum Rear Yard	25-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	20,000 Square Feet
Maximum Impervious Surface Ratio	.60
Minimum Lot Width at Building Line	80-Feet
<del>Minimum Lot Width at Street Line</del>	<del>60 Feet</del>

5.2.6 *Lighting standards.* The maximum height of exterior lights shall be 25-feet. The intensity, location, and design of lighting shall be such that not more than one foot candle of light is cast upon adjacent property or public rights-of-way. Light fixtures shall be designed to cast light downward. Where necessary, cut-off devices shall be used to minimize glare off premises. No light shall be aimed directly toward a property designated residential, which is located within 200-feet of the source of the light.

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

5.2.8 *Landscaping and buffering.* All B-2, Neighborhood Business District, uses shall meet the requirements of *Article 17: Landscaping and Buffers.*

## Agency Comments

USACE, James Buckelew: Received no comments.

ADEM, Autumn Nitz: Outside costal area.

Subdivisions, Shawn Mitchell: A subdivision is not requested at this time.

Civil Engineer, Tyler Austin: No current development proposed. Any future development will require review of drainage and construction plans. Any access to the subject property along Pleasant Road will require CTP from Baldwin County P&Z.

## Staff Analysis and Findings

The criteria for reviewing zoning amendments are outlined in Section 19.6 of the Baldwin County Zoning Ordinance. Staff carefully considered all of these factors during the evaluation of the application.

The subject property is located within Planning District 15, which adopted a zoning map in August 2006. Since that time, there have been numerous developments in the surrounding area, including several annexations by the City of Daphne and some rezonings. The Future Land Use Map indicates this area as having High-Density Development Potential, which is suitable for all of the land uses described in the previous land use categories, and offers the greatest potential for mixed-use communities with a range of densities, including apartment complexes and urban mixed-use centers. Commercial developments in this area are designed to be pedestrian- and bicycle-friendly, situated along streets that form a connected grid pattern.

## Staff Comments and Recommendation

As previously mentioned, the subject property encompasses approximately 10 acres and is currently zoned as RSF-E, Single Family Estate District. A request has been made to change the designation to B-2, Neighborhood Business District, to enable future commercial use.

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

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

Property Images



Subject Property  
PIN: 382909



**REZONING  
PROPOSED  
FOR THIS PROPERTY**  
Case Number  
**Z25-000009**  
For Information Contact:  
Baldwin County Planning &  
Zoning Department  
**(251) 580-1655**

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1° N  
Baldwin County Code Enforcement



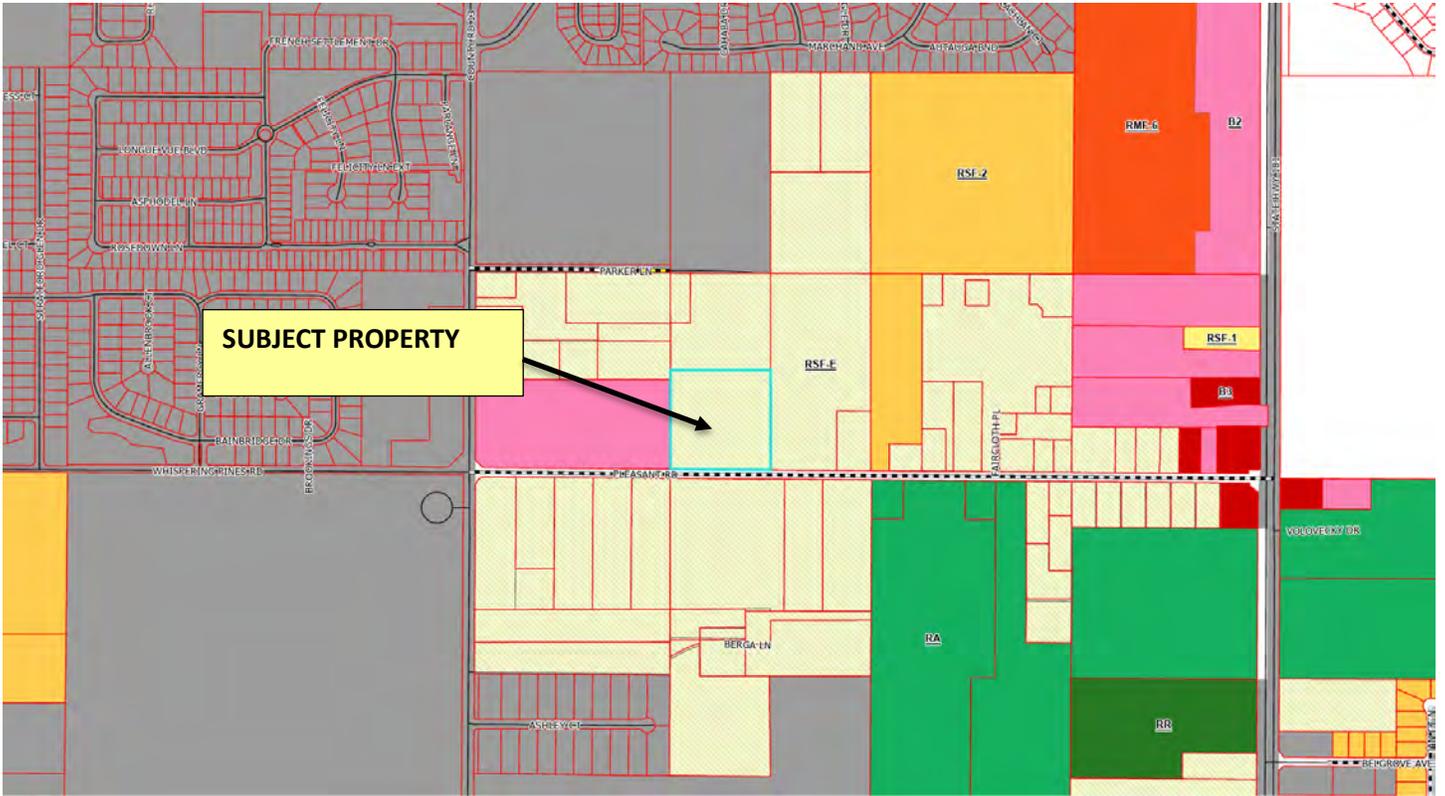
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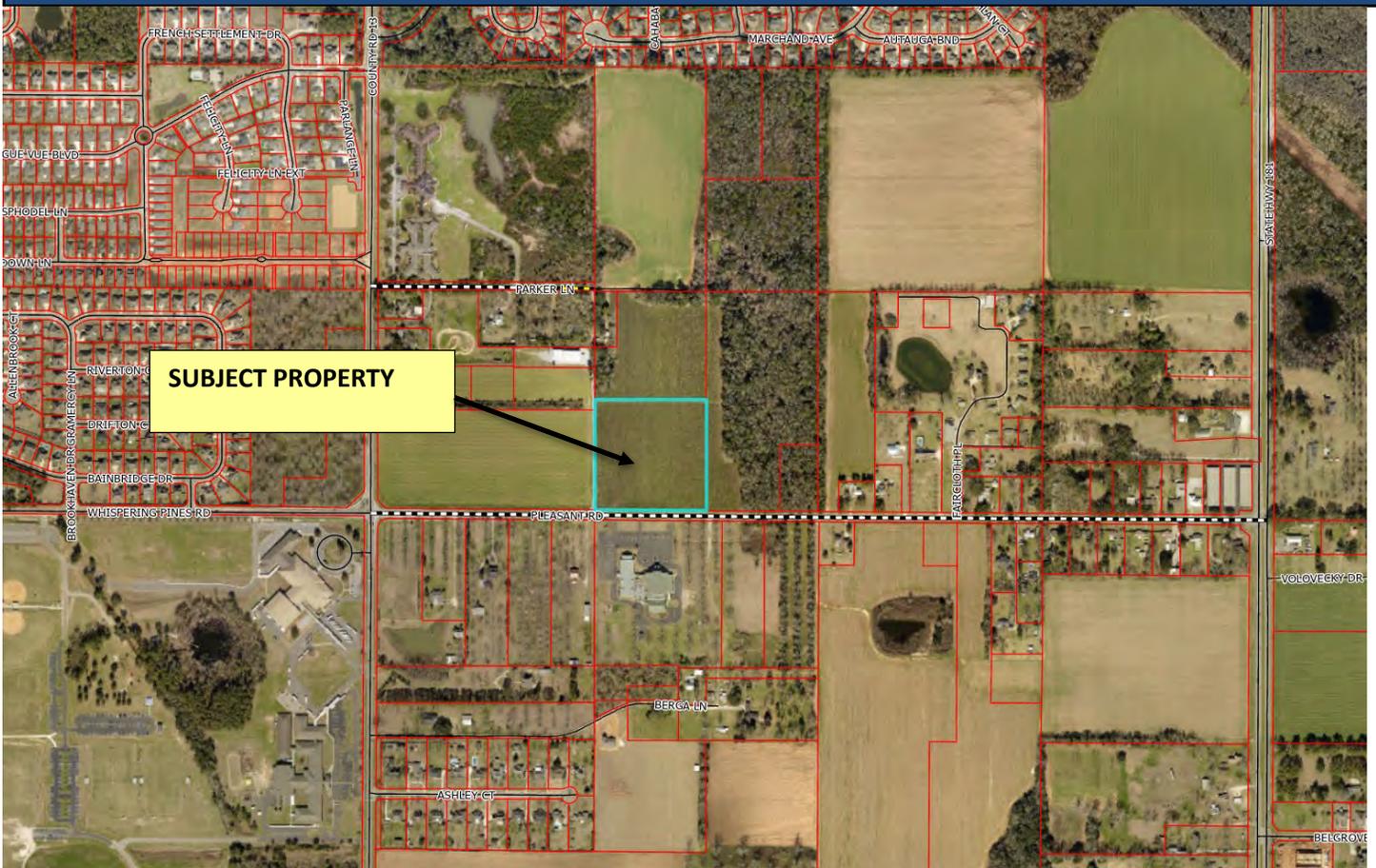
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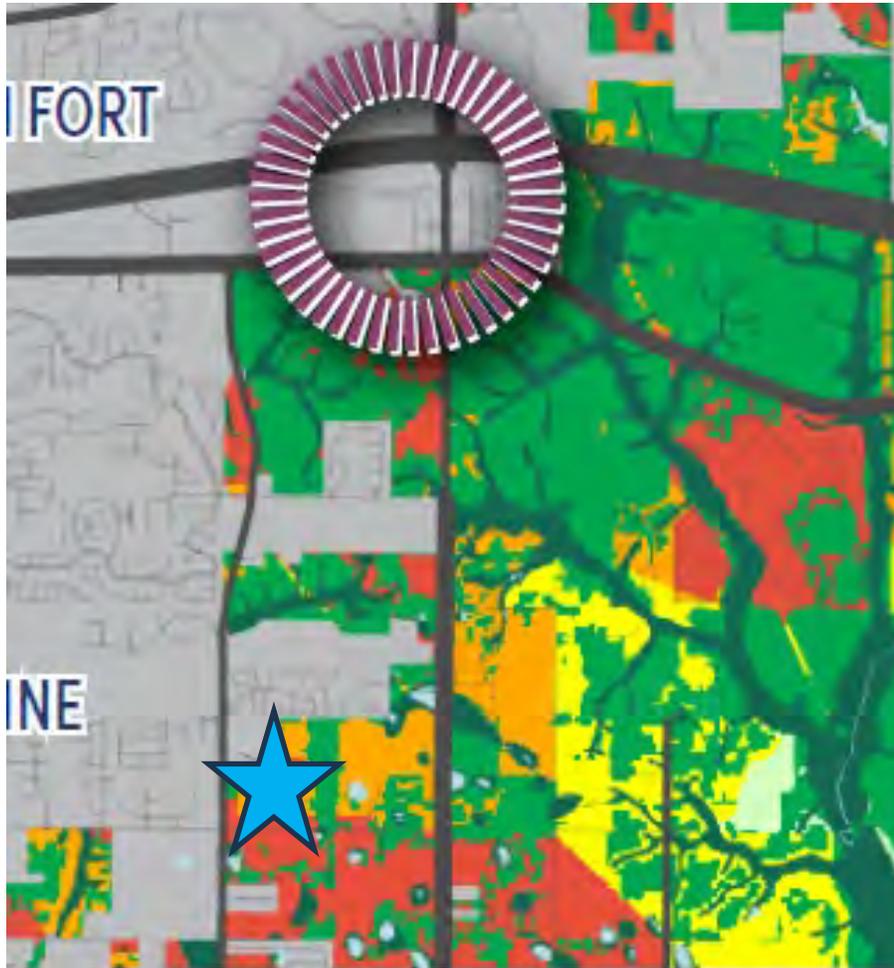


# Locator Map



# Site Map







# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. Z25-10

BayviewPartners LLC/Lovelace Property

Rezone RA, Rural Agriculture District to MHP, Manufactured House Park District

May 1, 2025

### Subject Property Information

**Planning District:** 31  
**General Location:** North Side of Hwy 90 and west of Baldwin Beach Express  
**Physical Address:** US Hwy 90, Robertsedale, AL 36567  
**Parcel Numbers:** 05-41-08-33-0-000-010.000 & 011.000  
**Existing Zoning:** RA, Rural Agriculture District  
**Proposed Zoning:** RMH, Manufacturing Housing District  
**Existing Land Use:** Vacant & Manufacturing Housing Park  
**Proposed Land Use:** Residential  
**Acreage:** 15.9 ± acres  
**Applicant:** Bayview Partners LLC  
 130 Patrician Dr  
 Spanish Fort, AL 36527  
**Owner:** Timothy and Tammy Lovelace  
 165 Hope Ln  
 LaFollette, TN 37766  
**Lead Staff:** Celena Boykin, Senior Planner  
**Attachments:** *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Vacant	RA, Rural Agriculture District
South	Manufactured Home Park Residential	RA, Rural Agriculture District RMF-6, Multi-Family District
East	Residential	RSF-E, Single Family Estate District RA, Rural Agriculture District
West	Residential Church	RSF-E, Single Family Estate District RA, Rural Agriculture District

### Summary

The subject properties encompasses approximately 15.9 acres and is currently zoned as RA, Rural Agriculture District. A request has been made to change the designation to RMH, Residential Manufactured Housing Park District, to expand the current manufactured housing park.

**Section 3.2 RA, Rural Agricultural District**

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

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

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) The following transportation, communication, and utility uses: water well (public or private).
- (c) Outdoor recreation uses.
- (d) The following general commercial uses: animal clinic and/or kennel; farm implement sales; farmers market/truck crops; nursery; landscape sales; country club.
- (e) The following local commercial uses: fruit and produce store.
- (f) The following institutional uses: church or similar religious facility; school (public or private).
- (g) Agricultural uses.
- (h) Single family dwellings including manufactured housing and mobile homes.
- (i) Accessory structures and uses.

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

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

- (a) Transportation, communication, and utility uses not permitted by right.
- (b) Institutional uses not permitted by right.

(c) The following general commercial uses: low density recreational vehicle park (see *Section 13.8: 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.

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

**Section 4.11 RMH, Residential Manufactured Housing Park District**

4.11.1 *Generally.* The intent of this zoning district is to provide the opportunity for manufactured housing parks.

4.11.2 *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) Mobile home/manufactured home.
- (e) Manufactured Housing Park.
- (f) Accessory structures and uses.
- (g) The following institutional use: church or similar religious facility.

4.11.3 *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 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.

4.11.4 *Area and dimensional ordinances.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts, Section 12.4: Height Modifications, Section 12.5: Yard Requirements, Section 12.6: Coastal Areas, Section 12.8: Highway Construction Setbacks, Section 18.4 Variances, and Article 20: Nonconformities*, the area and dimensional ordinances set forth below shall be observed.

(a) *Development area.* A manufactured housing park shall have a minimum lot area of 1 contiguous acre.

(b) *Space size.* Each manufactured housing space shall have a minimum area of 5,000 square feet and a minimum width of fifty (50) feet for single wide homes and a minimum area of 6,500 square feet and a minimum width of fifty (50) feet for multisectional units. Manufactured housing parks not served by a public water or sewer system may have larger minimum area requirements as established by the Health Department.

(c) *Setbacks.*

1. Each manufactured housing park shall have a front yard of 50-feet extending for the full width of the subject parcel.

2. Each manufactured housing park shall have a rear yard and a side yard on both sides of the parcel devoted to said use of not less than 30-feet.

3. There shall be a front yard setback of at least 10-feet from all interior park roads.

4. Manufactured homes shall be so located on each space that there shall be at least a 20-foot clearance between manufactured homes. Where manufactured homes are parked end to end, the end to end clearance may not be less than 20-feet and shall not be less than 20-feet to any building within the park.

(d) *Density.* The maximum density of a manufactured housing park shall not exceed six (6) spaces per acre.

(e) *Height.* The maximum height of a structure shall not exceed 35-feet.

4.11.5 *Compliance with Subdivision Regulations.* All manufactured housing parks are subject to the provisions of *Article 9: Manufactured Housing Parks of the Baldwin County Subdivision Regulations*.

## Agency Comments

USACE, James Buckelew: Staff reached out but received no comments.

ADEM, Scott Brown: Staff reached out but received no comments.

Subdivisions, Shawn Mitchell: There is an existing manufactured home park on the subject property that can continue to operate in its current condition if an as-built is recorded with the Probate Office. Expansion of the park will require a rezoning and PUD/CSP applications.

Civil Engineer, Tyler Austin: No current development proposed. Any future development will require review of drainage and construction plans. Any access to subject property along US HWY 90 will require permit from ALDOT.

## Staff Analysis and Findings

The criteria for reviewing zoning amendments are outlined in Section 19.6 of the Baldwin County Zoning Ordinance. Staff carefully considered all of these factors during the evaluation of the application.

The subject property is situated in Planning District 31, which adopted a zoning map in November 1995. Following this adoption, there have been few rezonings in the immediate area with some existing manufactured housing parks at the time zoning was adopted. The FLUM show this area as Moderate Development Potential, suitable for all of the land uses described in the previous place types (this includes clustered manufactured housing parks) 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. The proposed amendment appears to be a logical expansion and aligns with the existing development patterns in the area.

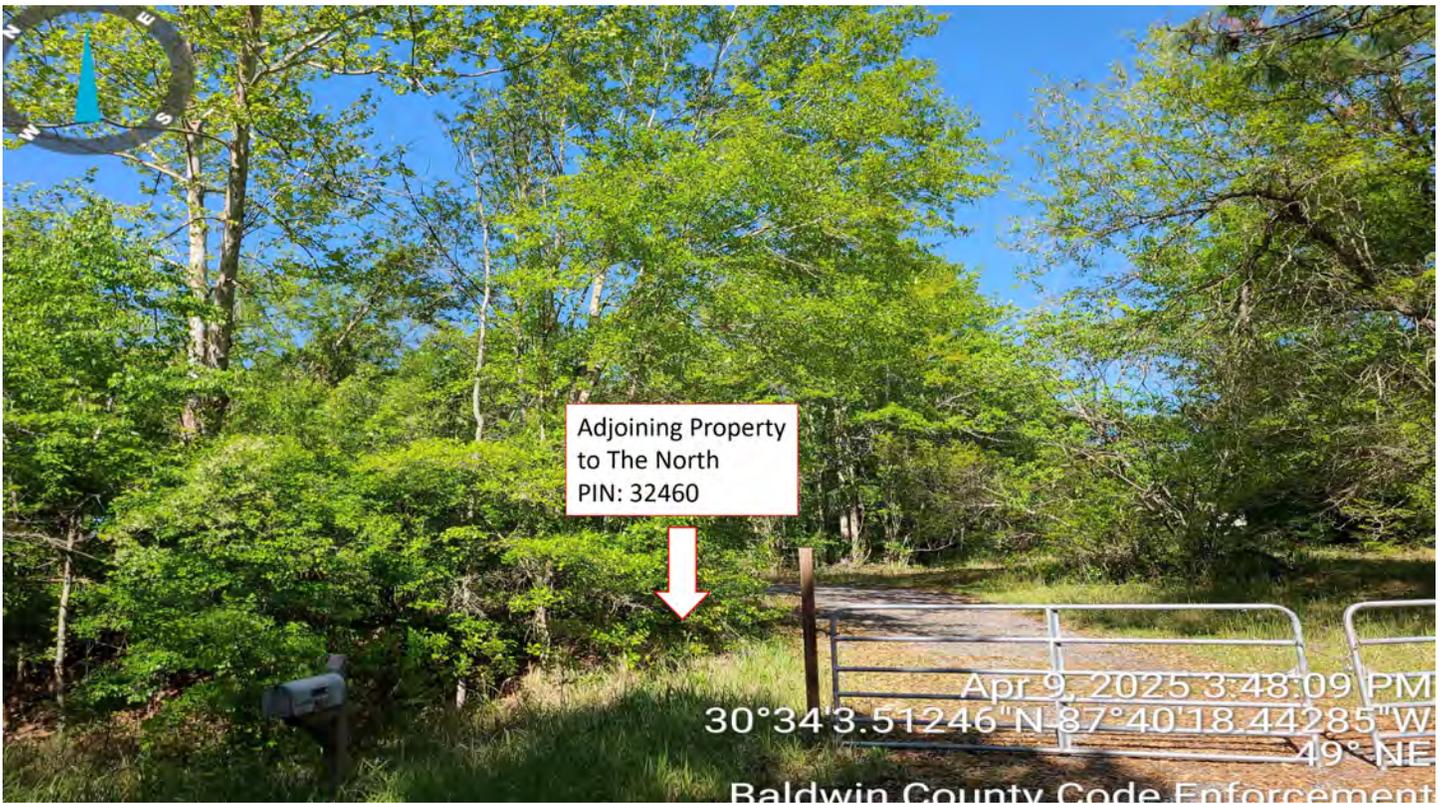
## Staff Comments and Recommendation

As previously mentioned, the subject property encompasses approximately 15.9 acres and is currently zoned as RA, Rural Agriculture District. A request has been made to change the designation to RMH, Residential Manufactured Housing Park District, to expand the current manufactured housing park. Staff has carefully evaluated all relevant factors concerning this application and recommends that the rezoning application be approved.

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

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

Property Images





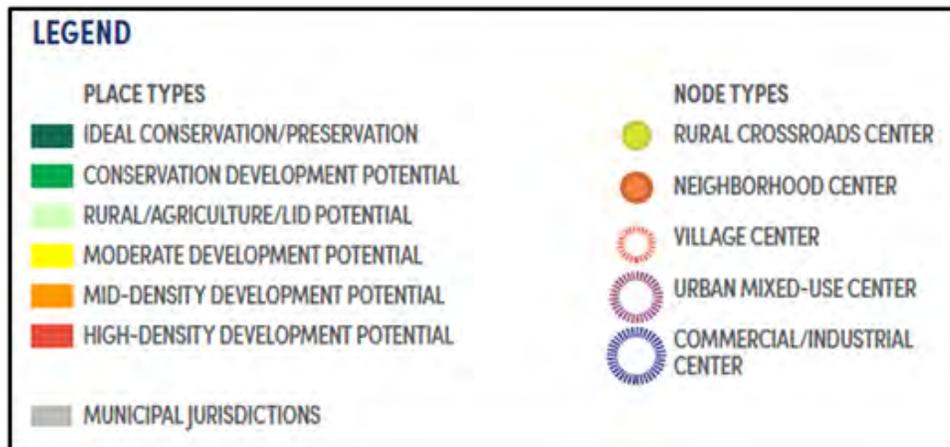
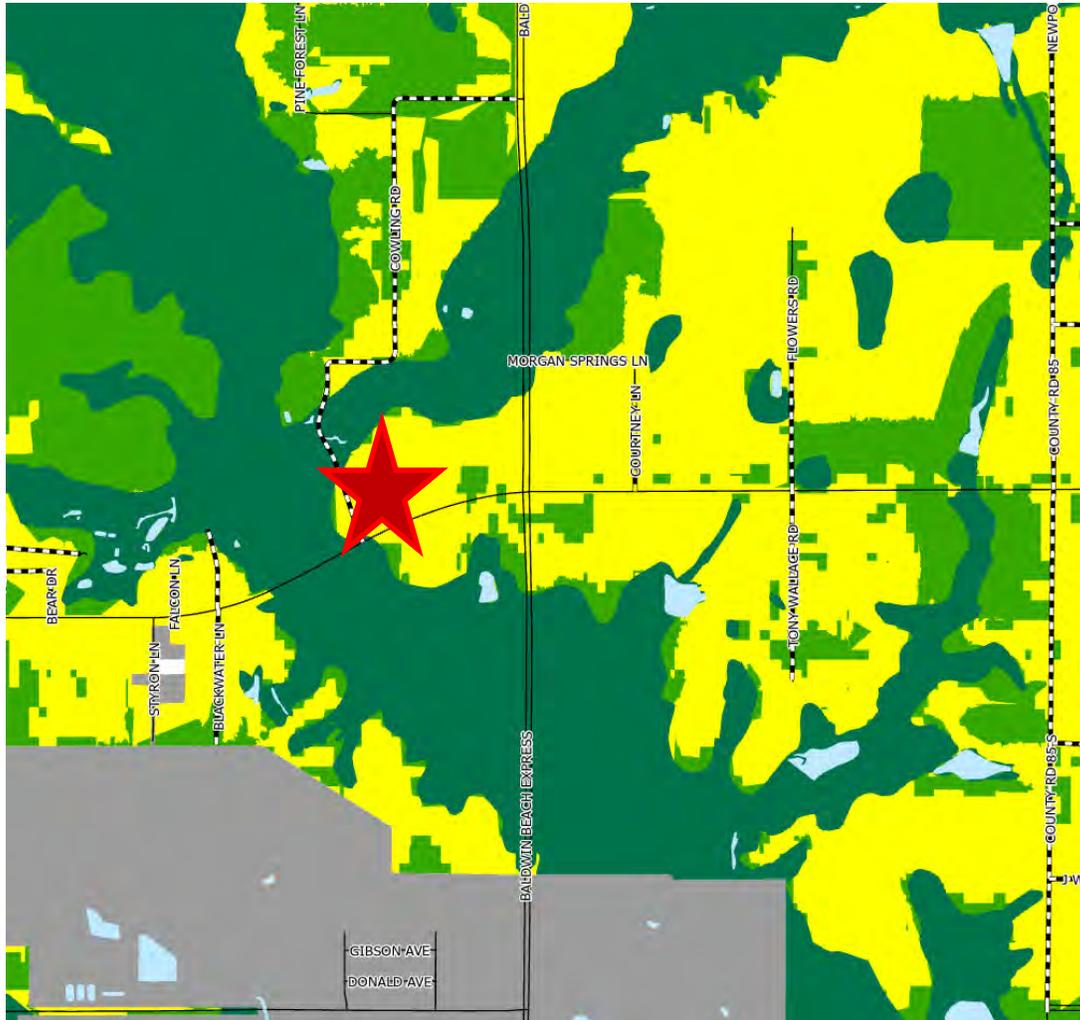


## Locator Map



## Site Map







# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

**Case No. Z25-12**  
**Ewing Property**  
**Rezone RSF-E, Single Family Estate District to RA, Rural Agricultural**  
**May 1, 2025**

### Subject Property Information

**Planning District:** 22  
**General Location:** North side of County Road 20 and west of Stucki Road off Fell Road  
**Physical Address:** 26534 Fell Rd  
**Parcel Numbers:** 05-62-02-04-0-001-008.012  
**Existing Zoning:** RSF-E, Single Family Estate District  
**Proposed Zoning:** RA, Rural Agriculture  
**Existing Land Use:** Vacant  
**Proposed Land Use:** Residential  
**Acreage:** 20.1 ± acres  
**Applicant:** Michael & Nicole Ewing  
 2970 Florence Rd  
 Powder Springs, GA 30127  
**Owner:** Same  
**Lead Staff:** Crystal Bates, Planning Technician II  
**Attachments:** *Within Report*

	Adjacent Land Use	Adjacent Zoning
<b>North</b>	Residential	RA, Rural Agriculture
<b>South</b>	Residential	RSF-E, Residential Single-Family Estate
<b>East</b>	Residential/Vacant	RA, Rural Agriculture District
<b>West</b>	Residential/Vacant	RA, Rural Agriculture District

### Summary

The subject property is approximately 21.1 acres and is currently zoned as RSF-E, Residential Single Family Estate District. A request has been made to change the designation to RA, Rural Agriculture, to later be able to build a 2<sup>nd</sup> dwelling with no size limitations' majority of the adjacent parcels along Fell Rd are designated for RA, Rural Agriculture, and the parcel is over the 3 acre minimum and the property owner would like to be able to use property at the fullest.

**Section 4.1 RSF-E, Residential Single Family Estate District**

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

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

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

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

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

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

4.1.5 *Area and dimensional ordinances.* Except as provided by Section 2.3: *Establishment of Zoning in Planning Districts, Section 12.4: Height Modifications, Section 12.5: Yard Requirements, Section 12.6: Coastal Areas, Section 12.8: Highway Construction Setbacks, Section 18.4 Variances, and Article 20: Nonconformities,* the area and dimensional ordinances set forth below shall be observed.

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

4.1.6 *Area and dimensional modifications.* Within the RSF-E district, area and dimensional requirements may be reduced, as set forth below, where property is divide 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

### 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.

## Agency Comments

USACE, James Buckelew:

ADEM, Scott Brown:

Subdivisions, Shawn Mitchell: A subdivision is not requested at this time.

Civil Engineer, Tyler Austin: No Comments

## Staff Analysis and Findings

The criteria for reviewing zoning amendments are outlined in Section 19.6 of the Baldwin County Zoning Ordinance. Staff carefully considered all of these factors during the evaluation of the application.

The subject property is situated in Planning District 22, zoning was adopted in November 19, 2002. Following this adoption, there have been minimal changes in the local area. The proposed amendment appears to be a logical expansion and aligns with the existing development patterns in the area, as most adjacent uses and zones are Rural Agricultural. The proposed RA, Rural Agricultural zoning aims to offer large, open, unsubdivided land that is vacant or is being used for agricultural, forest or other rural purposes. Low-density residential development that maintains the rural character of the district is permitted in accordance with the permitted uses and area and dimensional requirements of this section. Future Land use map (FLUM) Map shows this area as Moderate Development Potential, Conversation Development and Rural Development.

## Staff Comments and Recommendation

As previously mentioned, the subject property encompasses approximately 21.1 acres and is currently zoned as RSF-E, Residential Single Family Estate District. A request has been submitted for the designation of RA, Rural Agricultural, to facilitate 2 single family dwellings on the parcel. The majority of the adjacent parcels along Fell Rd are designated for RA, purposes, and the applicant believes that the optimal use for this property is Rural Agricultural. Staff has carefully evaluated all relevant factors concerning this application and recommends that the rezoning application be approved.

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

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

Property Images





Property to The West  
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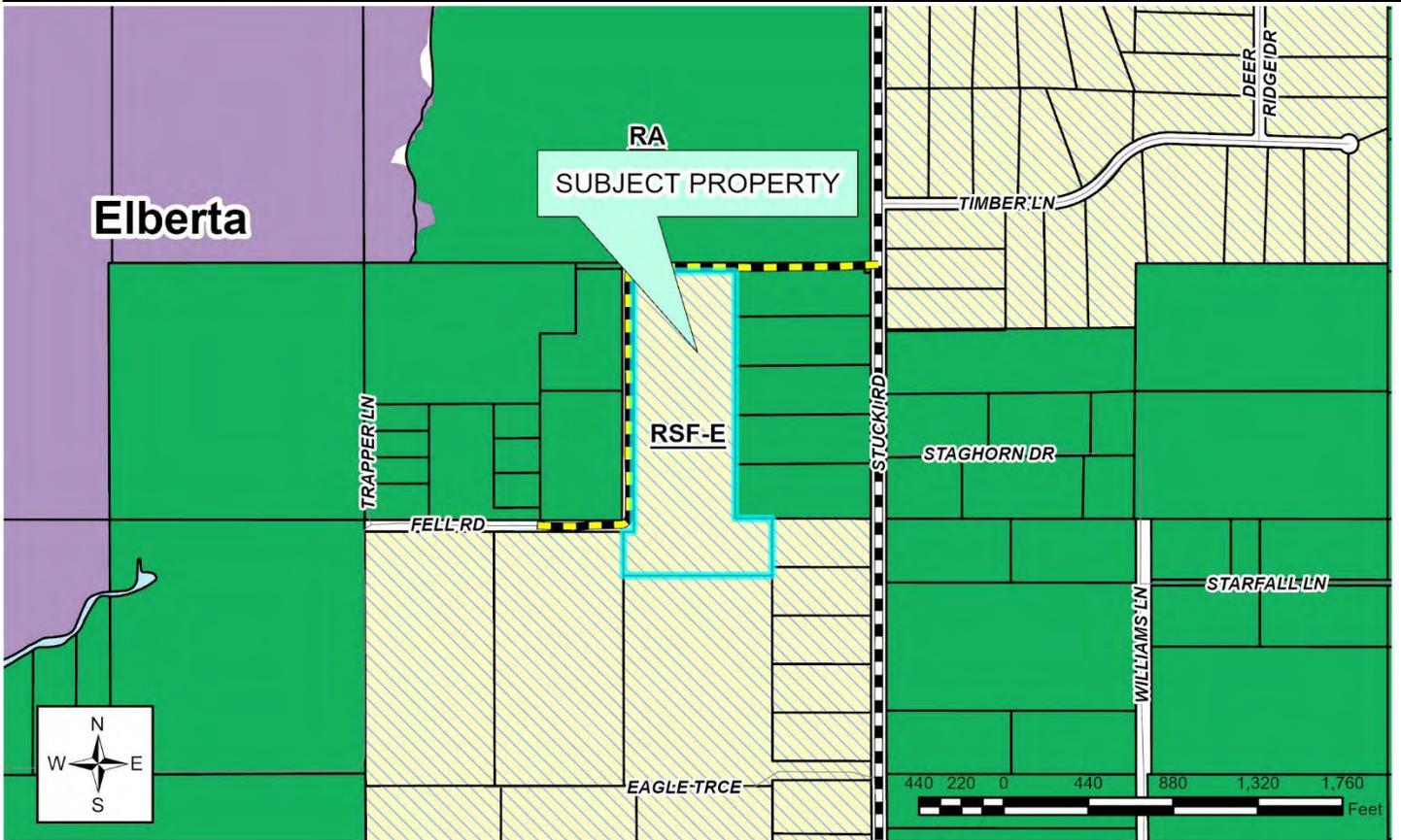
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Baldwin County Code Enforcement



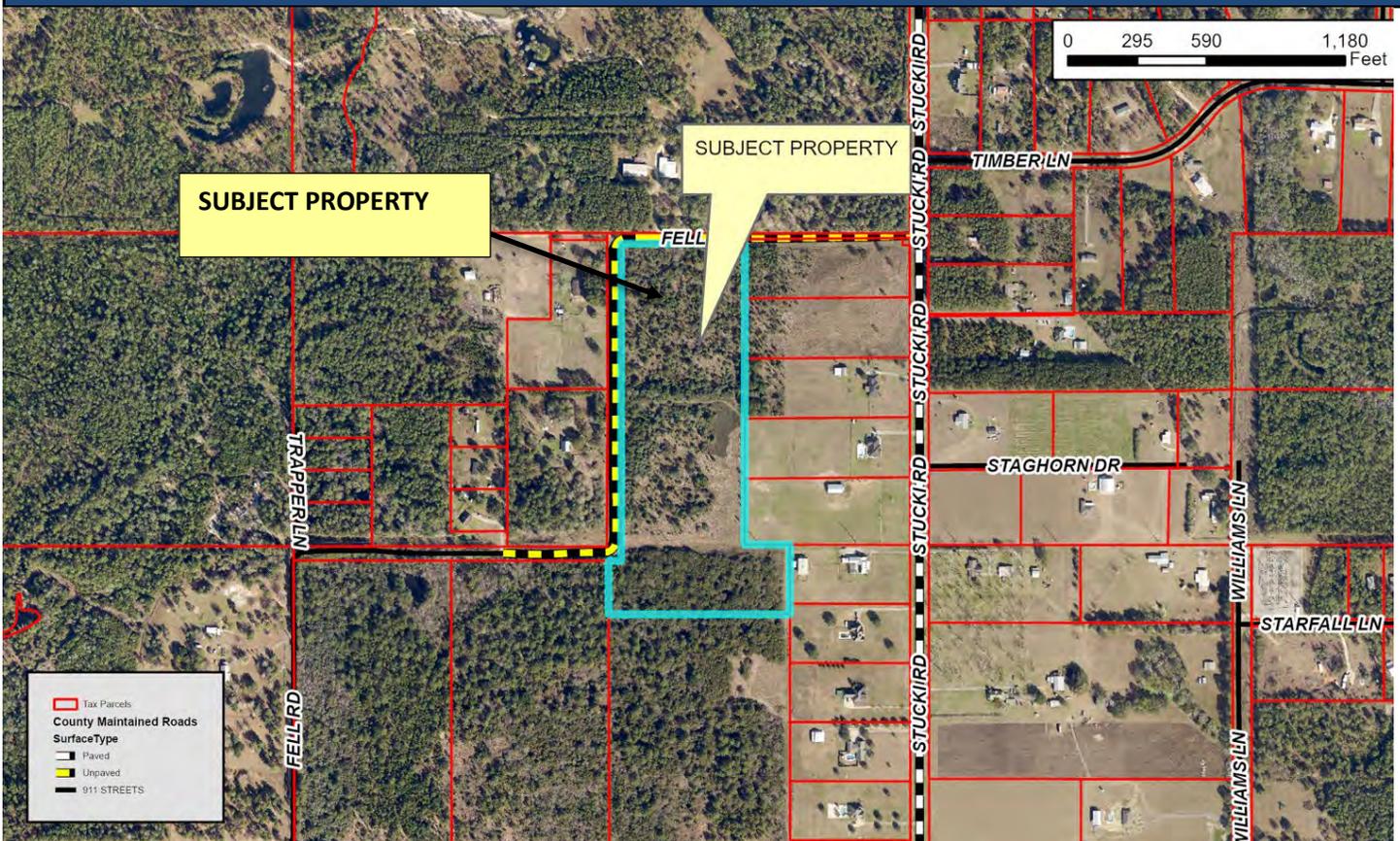
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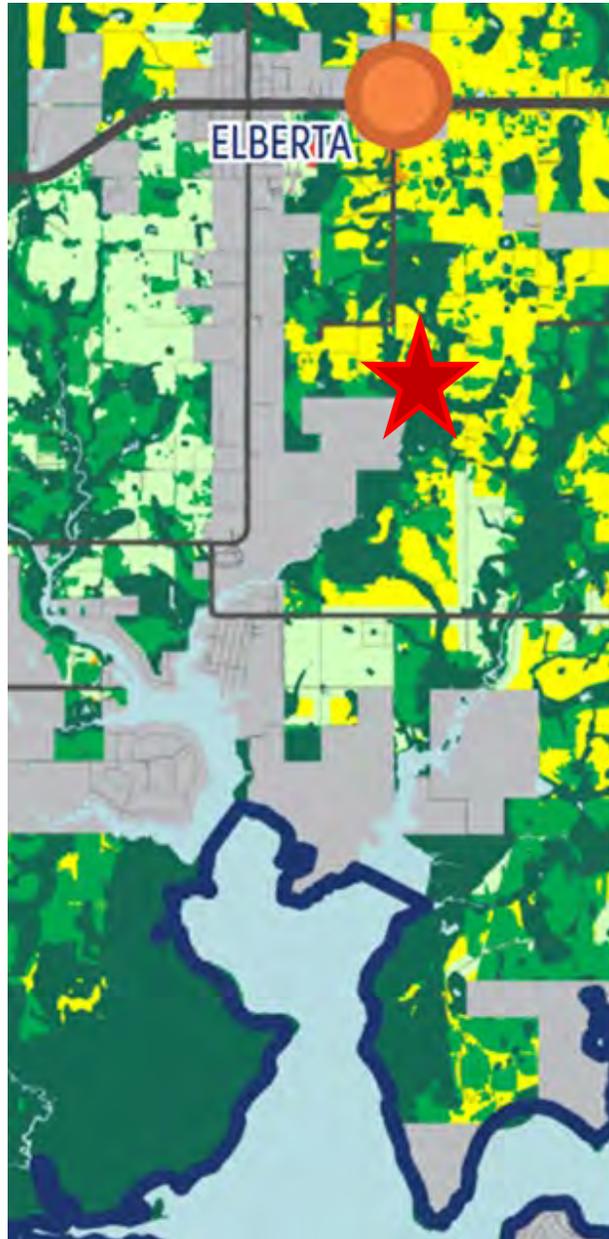
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### Locator Map



### Site Map







# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

**Case No. Z25-14**

**Blair Property**

**Rezone RSF-1, Single Family District to Rezone RSF-4, Single Family District**

**May 1, 2025**

### Subject Property Information

**Planning District:** 25  
**General Location:** North of State Hwy 180 and North of Gulf Beach Dr.  
**Physical Address:** St Hwy 181, Fairhope, AL  
**Parcel Numbers:** 05-68-05-21-0-000-058.000 & 059.000  
**Existing Zoning:** RSF-1, Single Family District  
**Proposed Zoning:** RSF-4 Single Family District  
**Existing Land Use:** Residential  
**Proposed Land Use:** Residential  
**Acreage:** 0.2 ± acres & 0.35 ± acres  
**Applicant:** Micah Blair  
 8113 Gulf Beach Ln  
 Gulf Shores, AL 36542  
**Owner:** Same  
**Lead Staff:** Celena Boykin, Senior Planner  
**Attachments:** *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Water	Water
South	Residential	RSF-1, Single Family District
East	Residential	RSF-1, Single Family District
West	Residential	RSF-1, Single Family District

### Summary

There are two parcels, with one measuring approximately 0.35 acres and the other approximately 0.2 acres. Both are currently zoned as RSF-1, Residential Single Family District. A request has been submitted to rezone the properties to RSF-4, Residential Single Family District, in order to modify the shared property line between the parcels.

**Section 4.2 RSF-1, Single Family District**

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

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

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) The following transportation, communication, and utility uses: water well (public or private).
- (c) The following agricultural uses: Silviculture.
- (d) Single family dwellings including manufactured housing and mobile homes.
- (e) Accessory structures and uses.
- (f) The following institutional use: church or similar religious facility.
- (g) Agricultural uses, on RSF-1 zoned parcels that otherwise meet the minimum area and dimension requirements for Rural Agricultural District under Section 3.24.5 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-1 zoned parcel where no primary dwelling currently exists.

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

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

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

4.2.5 *Area and dimensional ordinances.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, *Section 12.4: Height Modifications*, *Section 12.5: Yard Requirements*, *Section 12.6: Coastal Areas*, *Section 12.8: Highway Construction Setbacks*, *Section 18.4 Variances*, and *Article 20: Nonconformities*, the area and dimensional ordinances set forth below shall be observed.

Maximum Height of Structure	35-Feet
Maximum Height in Habitable Stories	2 ½
Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	30,000 Square Feet
Minimum Lot Width at Building Line	100-Feet

Section 4.5 RSF-4, Single Family District

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

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

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

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

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

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

4.5.5 Area and dimensional ordinances. Except as provided by Section 2.3: Establishment of Zoning in Planning Districts, Section 12.4: Height Modifications, Section 12.5: Yard Requirements, Section 12.6: Coastal Areas, Section 12.8: Highway Construction Setbacks, Section 18.6 Variances, and Article 20: Nonconformities, the area and dimensional ordinances set forth below shall be observed.

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

## Agency Comments

USACE, James Buckelew: Staff reached out but received no comments.

ADEM, Scott Brown: Staff reached out but received no comments.

Subdivisions, Shawn Mitchell: A subdivision of the property will require rezoning to allow smaller lots.

Civil Engineer, Tyler Austin: No current development proposed. Any future development will require review of drainage and construction plans. Access to subject property along AL HWY 181 already existing, however any required updates to the access will be at the discretion of ALDOT.

## Staff Analysis and Findings

The criteria for reviewing zoning amendments are outlined in Section 19.6 of the Baldwin County Zoning Ordinance. Staff carefully considered all of these factors during the evaluation of the application.

The subject property is located within Planning District 25, which adopted a zoning map in November 1993. Since then, there have been minimal changes in this area along Gulf Beach Lane. The local provisions have been revised several times since the initial zoning adoption in Planning District 25. Within the local provisions, there are two areas designated for rezoning consideration on Fort Morgan: the Coastal High Hazard Area and Flood Hazard Areas, both of which include the two subject properties. The Zoning Ordinance states (2.3.25.3 k):

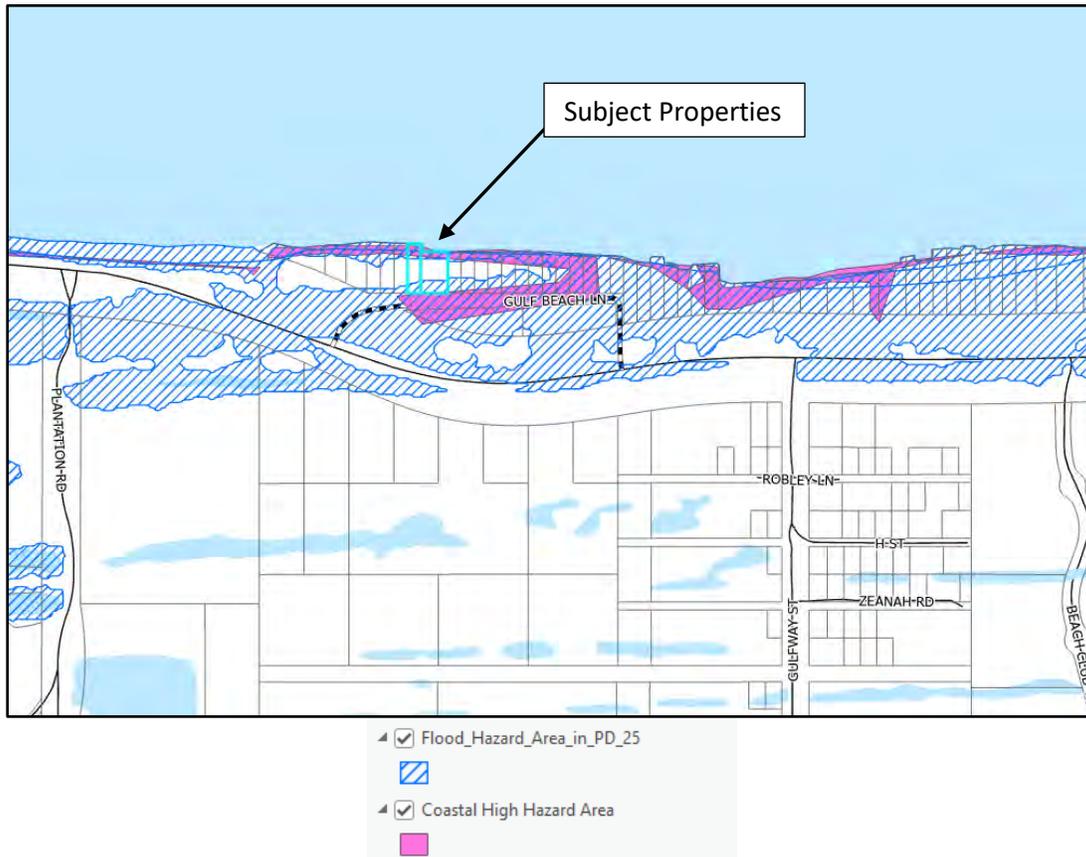
Rezoning Considerations in the Coastal High Hazard Area of Fort Morgan:

Increases in density and intensity through rezoning or similar land use changes in the Coastal High Hazard Area (CHHA) in Fort Morgan are **prohibited**.

Rezoning Considerations in Flood Hazard Areas of Fort Morgan:

Increases in density and intensity through rezoning or similar land use changes in the Flood Hazard Areas (FHA) in Fort Morgan should be **limited to low density single family uses**.

Furthermore, the subject property is located in area of Rural Agriculture LID Potential on the Future Land Use Map.



### Staff Comments and Recommendation

As previously noted, the subject properties encompass approximately 0.55 acres and are currently zoned as RSF-1, Single Family District. A request has been submitted to reclassify the parcels as RSF-4, Single Family District, in order to facilitate the relocation of the common property line and provide the neighboring property with additional space. Most of the parcels north of State Hwy 180 are zoned RSF-1. After careful consideration of all relevant factors related to this application, and in accordance with local provisions for Planning District 25—which specify that areas within the Coastal High Hazard Area and Flood Hazard Areas should not have increases in density or intensity and should be limited to low-density single-family uses—this application is recommended for denial.

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

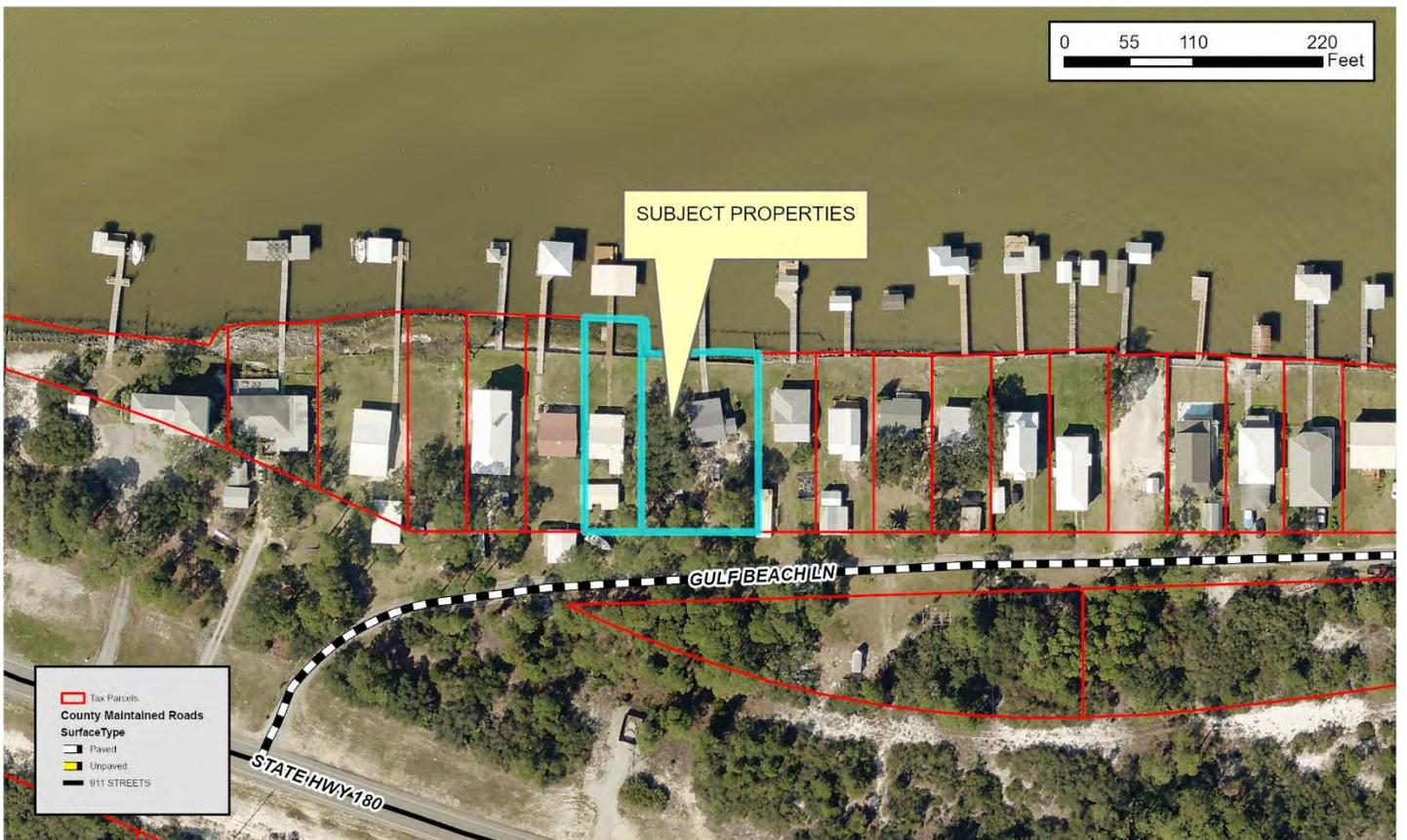
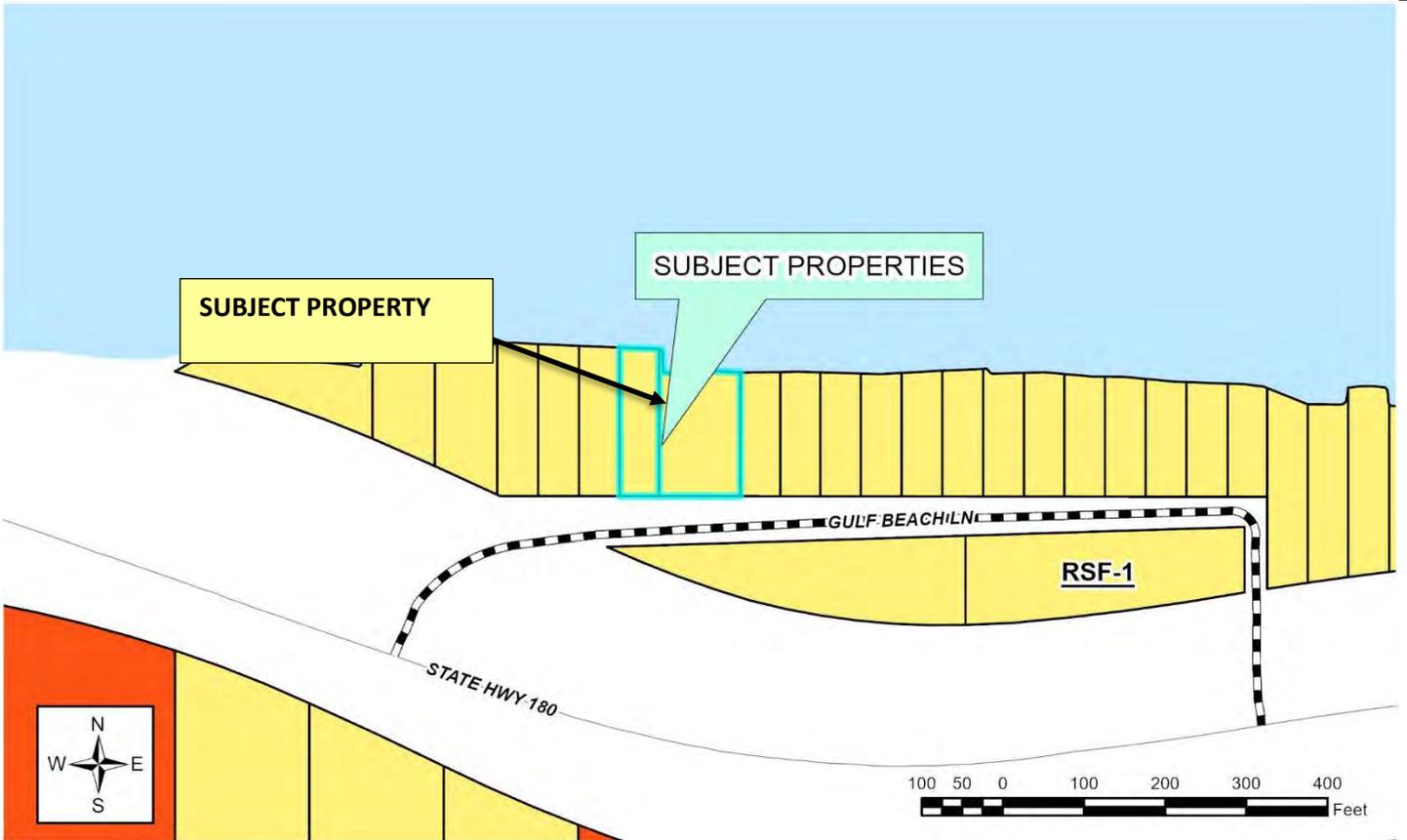
*\*On rezoning applications, the Planning Commission will be making a recommendation to the County Commission.*

Property Images

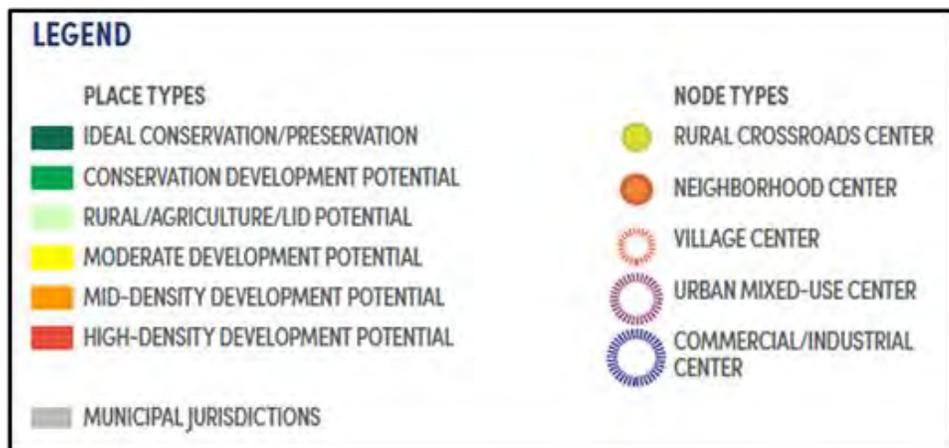
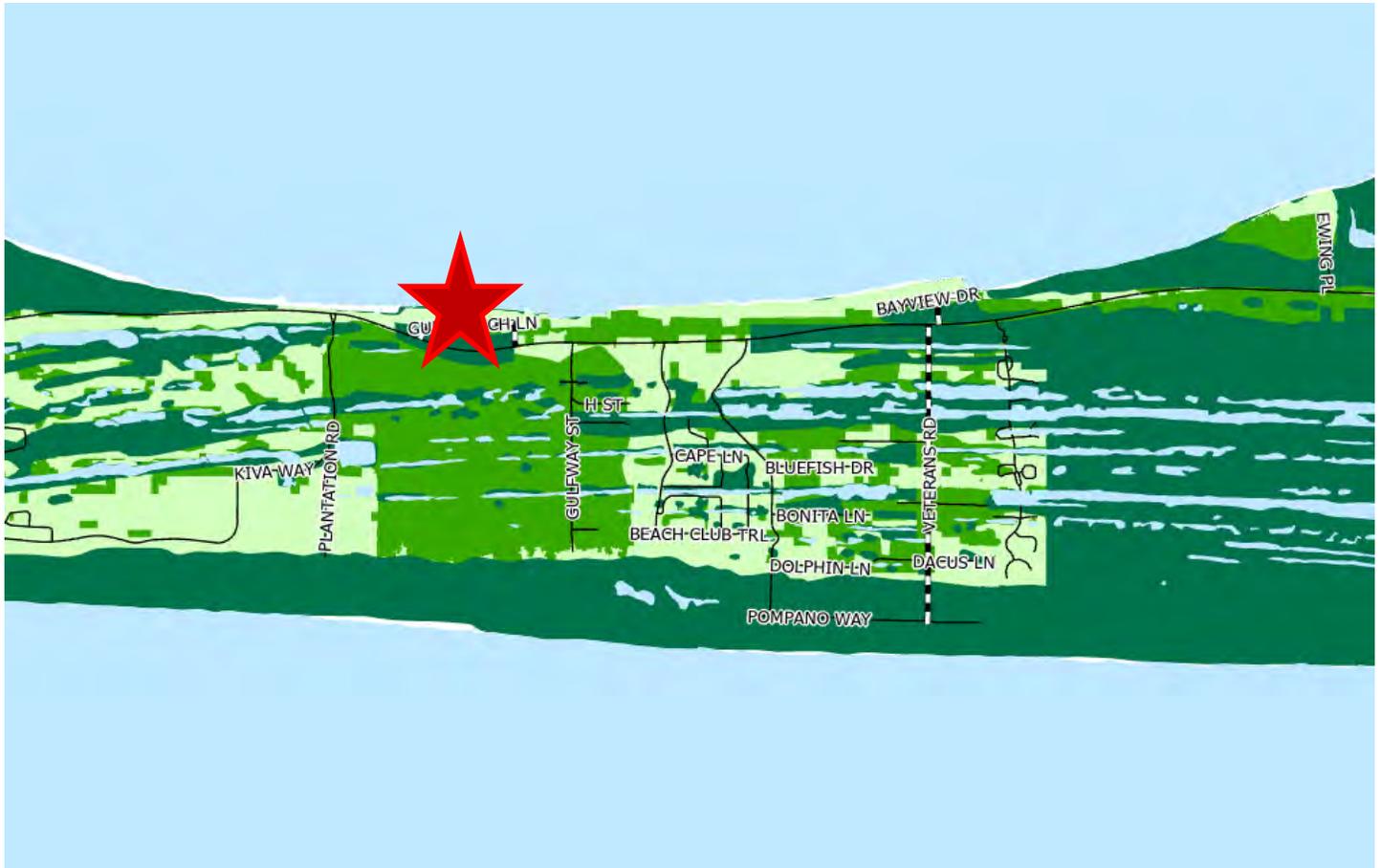




# Locator Map



# FLUM





# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

**Case No. Z25-16**  
**SR Development LLC Property**  
**Rezone RA, Rural Agricultural to B-2, Neighborhood Business District**  
**May 1, 2025**

### Subject Property Information

**Planning District:** 22  
**General Location:** East of County Rd 87 and South of County Rd 32  
**Physical Address:** N/A  
**Parcel Numbers:** 05-53-02-04-0-000-003.001  
**Existing Zoning:** RA, Rural Agricultural District  
**Proposed Zoning:** B-2, Neighborhood Business District  
**Existing Land Use:** Vacant  
**Proposed Land Use:** Commercial  
**Acreage:** 2.55 ± acres  
**Applicant:** Broadway Construction Company, LLC - Robert Broadway  
 PO BOX 18968  
 Huntsville, AL 35804  
**Owner:** SR Development LLC  
 PO BOX 18968  
 Huntsville, AL 35804  
**Lead Staff:** Calla Mckenzie, Planning Technician II  
**Attachments:** *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Residential	N/A - Unzoned
South	Vacant	RSF-1, Single Family Estate District
East	Residential	RSF-1, Single Family Estate District
West	Commercial – Under Construction	B-2, Neighborhood Business District

### Summary

The subject property encompasses approximately 2.55 acres and is currently zoned as RA, Rural Agricultural District. A request has been made to change the designation to B-2, Neighborhood Business District, to facilitate future commercial use.

### 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. Low-density residential development that maintains the rural character of the district is permitted in accordance with the permitted uses and area and dimensional requirements of this section.

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 Permit Exemptions for Agricultural Uses and Agriculture Buildings. Agricultural uses and Agriculture Buildings, as defined in this ordinance, within the RA zoning district, shall be exempt from the Zoning Site Plan and Zoning Land Disturbance permitting requirements of this ordinance.

~~3.2.3~~ 3.2.4 *Special exceptions.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed as special exceptions: Not Applicable

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

- (a) Transportation, communication, and utility uses not permitted by right.
- (b) Institutional uses not permitted by right.
- (c) The following general commercial uses: low density recreational vehicle park (see *Section 13.8: Recreational Vehicle Parks*).
- (d) The following local commercial uses: bed and breakfast or tourist home (see *Section 13.10: Bed and Breakfast Establishments*).

**3.2.53.2.6 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.

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
<del>Minimum Lot Width at Street Line</del>	<del>210-Feet</del>

**3.2.63.2.7 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
<del>Minimum Lot Width at Street Line</del>	<del>120-Feet</del>

**Section 5.2 B-2, Neighborhood Business District**

5.2.1 *Purpose and intent.* The purpose and intent of the B-2 Neighborhood Business District is to provide a limited commercial convenience facility, servicing nearby residential neighborhoods, planned and developed as an integral unit.

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

- |  |  |
|--|--|
| (a) All uses permitted by right under the B-1 zoning designation | (v) Floor covering sales or service          |
| (b) Antique store  | (w) Florist                                  |
| (c) Apparel and accessory store                                  | (x) Fraternity or sorority house             |
| (d) Appliance store including repair                             | (y) Fruit and produce store                  |
| (e) Art gallery or museum  | (z) Gift shop                                |
| (f) Art supplies   | (aa) Hardware store, retail                  |
| (g) Bait store   | (bb) Ice cream parlor                        |
| (h) Bakery retail  | (cc) Interior decorating shop                |
| (i) Bed and breakfast or tourist home                            | (dd) Laundry, self service                   |
| (j) Bicycle sales and service                                    | (ee) Lawnmower sales and service             |
| (k) Boarding, rooming or lodging house, dormitory                | (ff) Locksmith                               |
| (l) Book store   | (gg) Music store                             |
| (m) Café   | (hh) Neighborhood convenience store          |
| (n) Camera and photo shop  | (ii) News stand                              |
| (o) Candy store  | (jj) Paint and wallpaper store               |
| (p) Catering shop or service                                     | (kk) Picture framing and/or mirror silvering |
| (q) Copy shop  | (ll) Restaurant                              |
| (r) Delicatessen   | (mm) Shoe repair shop                        |
| (s) Discount/variety store (not to exceed 8,000 square feet)     | (nn) Shoe store                              |
| (t) Drug store (not to exceed 8,000 square feet)                 | (oo) Sign shop                               |
| (u) Fixture sales  | (pp) Sporting goods store                    |
|  | (qq) Tailor shop                             |
|  | (rr) Tobacco store                           |
|  | (ss) Toy store                               |

5.2.3 *Conditional Use Commission Site Plan Approval.* The following uses are permissible as Commission Site Plan Approval uses in the B-2, Neighborhood

Business District, subject to the standards and procedures established in *Section 18.9: Commission Site Plan Approval*:

- (a) Air conditioning sales and service
- (b) Amusement arcade
- (c) Animal clinic/kennels
- (d) Arboretum
- (e) Ball field
- (f) Business machine sales and service
- (g) Car wash
- (h) Country club
- (i) Discount/variety store (exceeding 8,000 square feet)
- (j) Drug store (exceeding 8,000 square feet)
- (k) Exterminator service office
- (l) Golf course
- (m) Liquor store
- (n) Mini warehouse
- (o) Night club, bar, tavern
- (p) Office equipment and supplies sales
- (q) Park or playground
- (r) Pawn shop
- (s) Pet shop
- (t) Plumbing shop
- (u) Restaurant sales and supplies
- (v) Riding academy
- (w) Rug and/or drapery cleaning service
- (x) Seafood store
- (y) Swimming pool (outdoor)
- (z) Tennis court (outdoor)
- (aa) Water storage tank
- (bb) Wildlife sanctuary
- (cc) Wireless telecommunication facility
- (dd) Dwellings, in combination with commercial uses, subject to the standards listed under Section 5.2.4: Mixed uses

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

- (a) The commercial uses in the development may be limited in hours of operation, size of delivery trucks and type of equipment.
- (b) The residential uses shall be designed so that they are compatible with the commercial uses.
- (c) Residential and commercial uses shall not occupy the same floor of a building.
- (d) Residential and commercial uses shall not share the same entrances.

- (e) The number of residential dwelling units shall be controlled by the dimensional standards of the B-2 district. A dwelling unit density of .5 (½) dwelling units per 1,000 square feet of the gross floor area devoted to commercial uses, may be allowed (structures with less than 2,000 square feet devoted to commercial uses shall be allowed one dwelling unit). In no case, however, shall the overall dwelling unit density for a mixed use project exceed 4 dwelling units per acre.
- (f) Building height shall not exceed three stories.
- (g) A minimum of 30 percent of the mixed-use development shall be maintained as open space. The following may be used to satisfy the open space requirements: areas used to satisfy water management requirements, landscaped areas, recreation areas, or setback areas not covered with impervious surface or used for parking (parking lot islands may not be used unless existing native vegetation is maintained).
- (h) The mixed commercial/residential structure shall be designed to enhance compatibility of the commercial and residential uses through such measures as, but not limited to, minimizing noise associated with commercial uses; directing commercial lighting away from residential units; and separating pedestrian and vehicular access ways and parking areas from residential units, to the greatest extent possible.
- (i) Off-street parking spaces for the mixed residential and commercial uses shall be the sum total of the residential and commercial uses computed separately (See *Article 15: Parking and Loading Requirements*).

5.2.5 Area and dimensional ordinances.

Maximum Height of Structure	35-Feet
Maximum Height of Structure in Habitable Stories	2½
Minimum Front Yard	30-Feet
Minimum Rear Yard	25-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	20,000 Square Feet
Maximum Impervious Surface Ratio	.60
Minimum Lot Width at Building Line	80-Feet
Minimum Lot Width at Street Line	60-Feet

**Agency Comments**

**USACE, James Buckelew:** Staff reached out on 4/7/25 but received no comments.

**ADEM, Scott Brown:** Staff reached out on 4/7/25 but received no comments.

**Subdivisions, Shawn Mitchell:** We are currently reviewing an application for a 2-lot subdivision of the subject property.

**Civil Engineer, Tyler Austin:** No development proposed at this time. Any future development will require review for drainage and construction plans. Access for the subject property along CR 32 will require CTP permit from Baldwin County P&Z.

### Staff Analysis and Findings

The criteria for reviewing zoning amendments are outlined in Section 19.6 of the Baldwin County Zoning Ordinance. Staff carefully considered all of these factors during the evaluation of the application.

The subject property is situated in Planning District 22, which adopted a zoning map in November 2002. Following this adoption, there have been minimal changes in local conditions. All of the immediately adjacent properties have been rezoned since zoning was adopted to either RSF-1 or B-2. The proposed amendment appears to be a logical expansion and aligns with the existing development patterns in the area, as this property is immediately adjacent to a commercial property that is under development and is across the street from commercial uses. The proposed B-2 zoning aims to offer limited commercial services to nearby residential neighborhoods, planned and developed as a cohesive unit. The Future Land Use Map shows the property as having mainly Moderate Development Potential. The property is also located near a Rural Crossroads Center Node, which aims to serve the needs of the community with a mix of retail and service uses scaled to the appropriate context of the place type they are located within. This proposal should not conflict with any public improvements, affect traffic patterns, or affect the health, safety, and welfare of the County. There are also no environmental or historic resources that would be impacted.

### Staff Comments and Recommendation

As previously mentioned, the subject property encompasses approximately 2.55 acres and is currently zoned as RA, Rural Agricultural District. A request has been submitted for the designation of B-2, Neighborhood Business District, to facilitate future commercial use. Staff has carefully evaluated all relevant factors concerning this application and recommends that the rezoning application be approved.

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

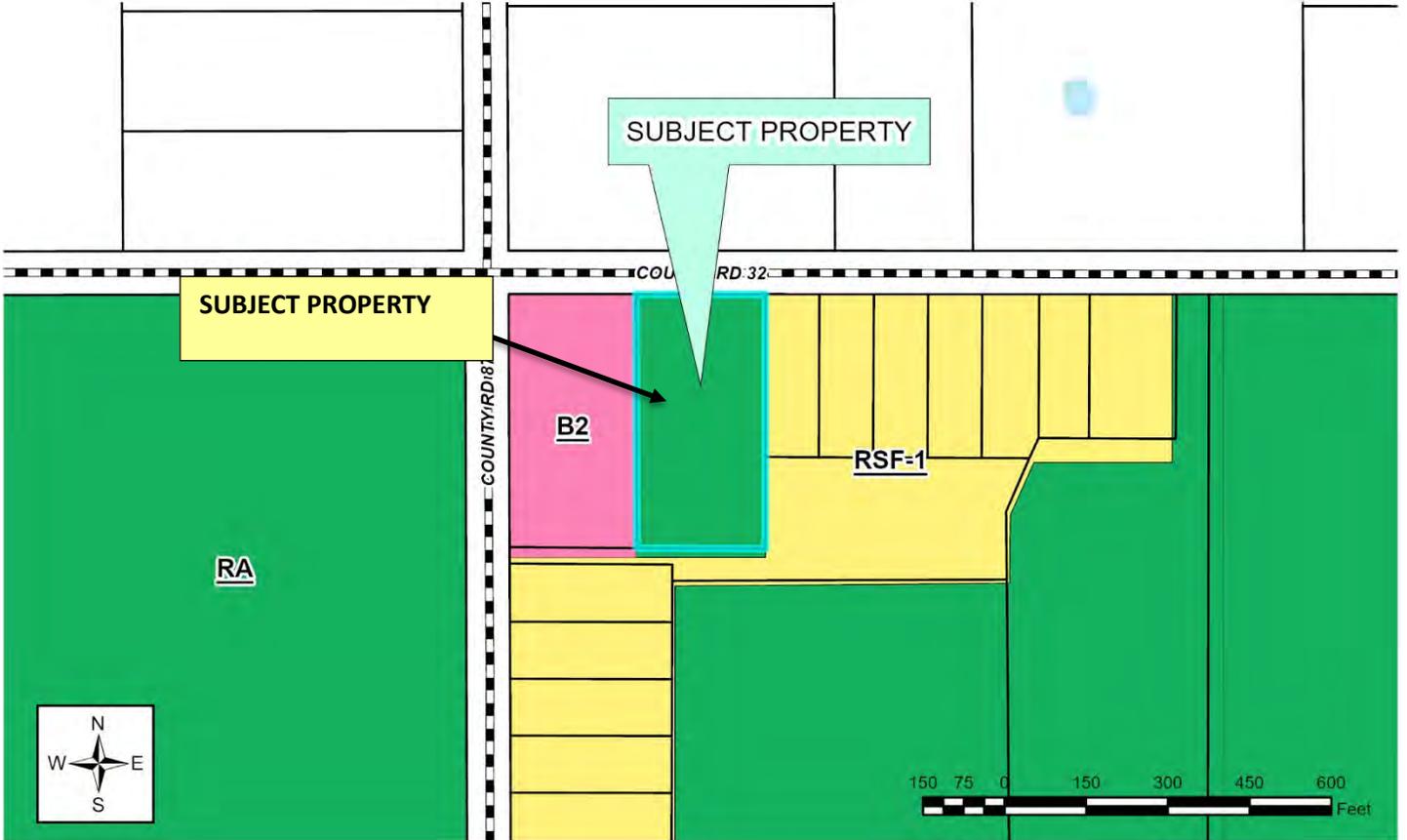
*\*On rezoning applications, the Planning Commission will be making a recommendation to the County Commission.*

Property Images

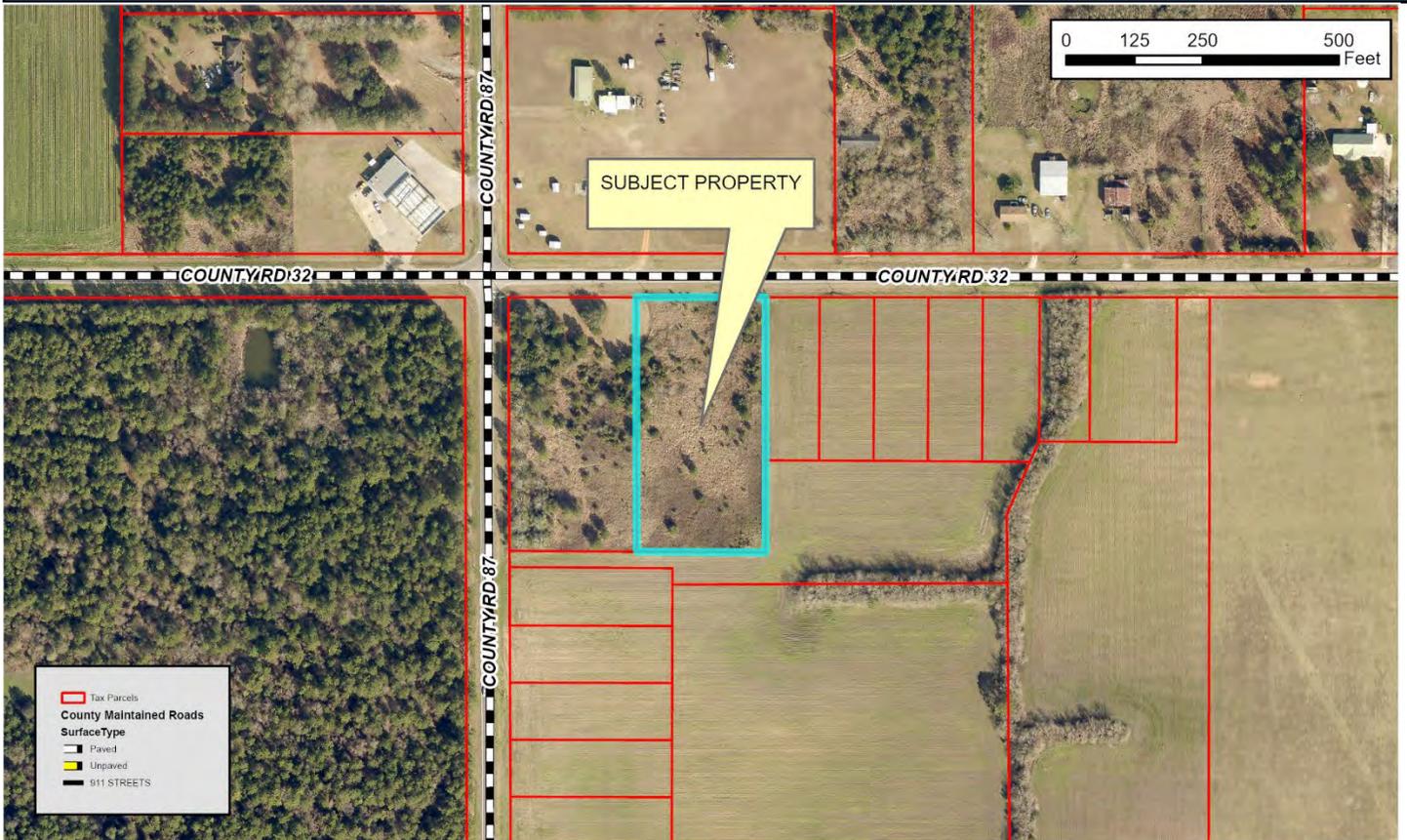


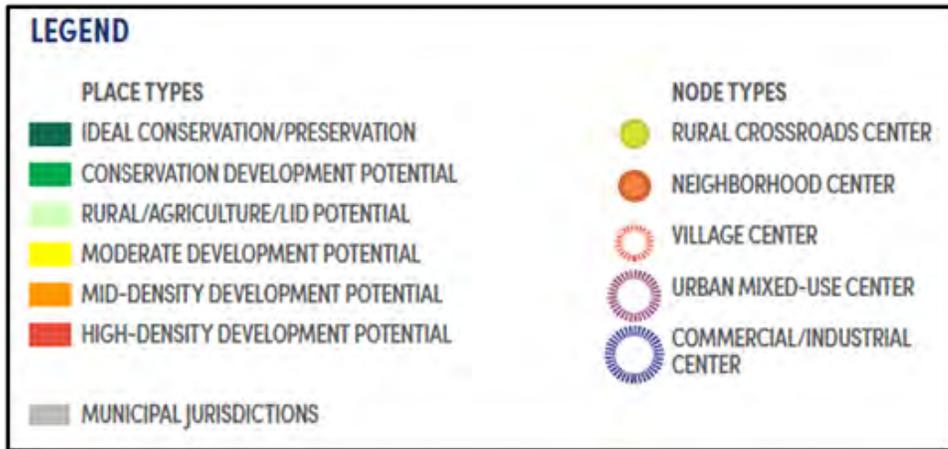
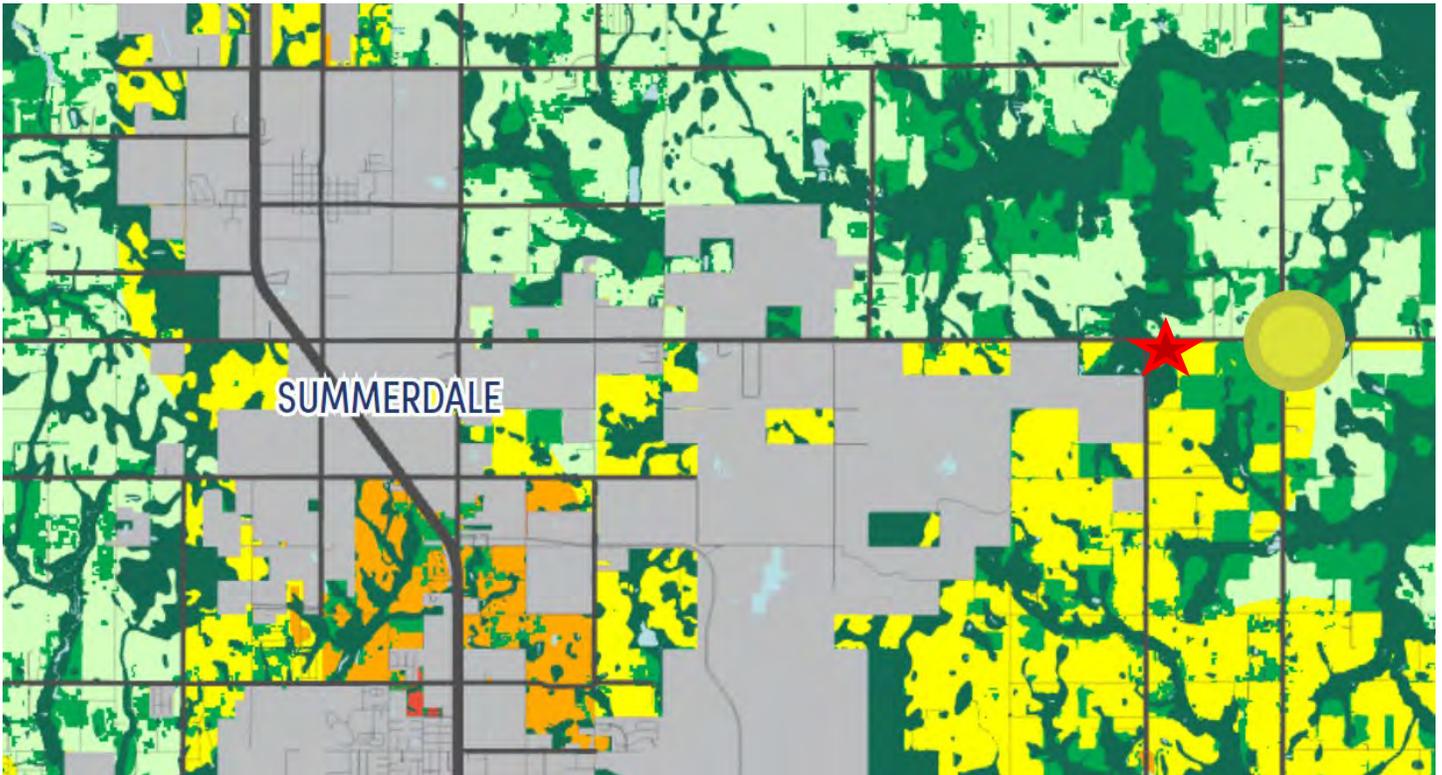


### Locator Map



### Site Map







# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

### Case No. TA25-02 Zoning Ordinance Amendment May 1, 2025

#### Zoning Ordinance Amendment Information

The Planning and Zoning staff developed amendments to the Zoning Ordinance pertaining to Local Provisions of Planning District 26, the B-1 Professional Business District, and the B-2 Local Business District. The proposed amendments to the business districts are to allow the gym/fitness center use within these two business districts. The gym/fitness center use is appropriate as a Conditional Use within the B-1 and B-2 Business Districts and would require Commission Site Plan approval as proposed in this amendment.

The proposed amendments to Local Provisions to Planning District 26 were presented to the Planning Commission and County Commission as a part of the TA25-01 text amendments in May of 2025. The Planning Commission recommended approval of the proposed amendments to the Local Provisions of Planning District 26, however, the County Commission voted to remove those revisions from the TA25-01 text amendments to allow staff to seek additional public input from the residents of Planning District 26 on the proposed amendment. A community meeting with the residents of Planning District 26 was held on March 27, 2025 which provided positive community input in support of the proposed amendments to the Planning District 26 Local Provisions as previously proposed.

The proposed text amendments are included with this agenda item as Attachment "A". Deletions to the text are indicated by blue strike throughs, and additions are indicated by blue text.

Proposed amendments are included in the following summary:

#### Local Provisions

- **Planning District 26**

- Allow PRDs for projects that occupy a minimum of 250 acres and set aside 50% open space for recreational purposes and conservation of sensitive elements of the site.
- Half the open space must include active and/or passive outdoor recreational uses.

#### Zoning Districts

- **B-1 Professional Business District**

- Allow Fitness Center/Gym use as a Conditional Use requiring Commission Site Plan Approval.

- **B-2 Local Business District**

- Allow Fitness Center/Gym use as a Conditional Use requiring Commission Site Plan Approval.

## Staff Comments and Recommendation

As previously mentioned, the Planning and Zoning staff has developed amendments to the Zoning Ordinance pertaining to Local Provisions of Planning District 26, the B-1 Professional Business District, and the B-2 Local Business District. Staff has thoroughly assessed all relevant factors concerning these amendments and recommends approval.

Unless information to the contrary is revealed at the public hearing, staff feels this text amendment, TA25-02, should be recommended for **APPROVAL**.\*

*\*The Planning Commission will be making a recommendation to the County Commission.*

<http://noaa.maps.arcgis.com/apps/MapSeries/index.html?appid=d9ed7904dbec441a9c4dd7b277935fad&entry=1>

(l) Rezoning Considerations in the Coastal High Hazard Area of Fort Morgan:

Increases in density and intensity through rezoning or similar land use changes in the Coastal High Hazard Area (CHHA) in Fort Morgan are prohibited.

(m) Rezoning Considerations in Flood Hazard Areas of Fort Morgan:

Increases in density and intensity through rezoning or similar land use changes in the Flood Hazard Areas (FHA) in Fort Morgan should be limited to low density single family uses.

<https://alabamaflood.com/map>

(n) Development Exemptions and Clustering

Lots of record, as defined by the Baldwin County Subdivision Regulations, may be developed in accordance with subdivision regulations. When properties contain either CHHA or FHA areas, clustering of development through Planned developments, away from areas of highest hazard exposure is strongly encouraged. Lands outside the clustered development should be set aside through conservation easements or similar methods of preservation.

### 2.3.26 **Planning District 26.**

#### 2.3.26.1 Effective Date

On June 9, 1992, a majority of qualified electors in Planning District 26 voted to institute County Zoning. On September 21, 1993, the County Commission adopted the Planning District 26 Zoning Map and Ordinances.

#### 2.3.26.2 District Boundaries

A legal description of the boundaries for Planning District 26 may be found under Appendix A.

#### 2.3.26.3 Local Provisions for Planning District 26

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enacted CBRA to minimize the loss of human life, wasteful Federal expenditures, and the damage to natural resources associated with coastal barriers.

- (a) One accessory dwelling per lot shall be permitted by right in the RSF-1 and RSF-2 districts, provided the accessory dwelling does not exceed 60% of the size, in gross floor area, of the principal dwelling, except that no accessory dwellings or structures shall be permitted that require the filling of jurisdictional wetlands.
- (b) The required side yard setbacks for RSF-1 and RSF-2 lots existing on or before May 19, 2020, and which do not meet the minimum lot width requirements for the underlying zoning designation, may be reduced to 3feet on one side and 10-feet on the other side provided a minimum of 13feet separation remains between buildings.
- (c) The following zoning districts shall not be available in Planning District 26, and all references in the zoning ordinance to such districts are deleted, except as to lots or parcels included in such districts as of May 19, 2020:
1. RSF-3, Single Family District
  2. RSF-4, Single Family District
  3. RTF-4, Two Family District
  4. RSF-6, Single Family District
  5. RTF-6, Two Family District
  6. RMF-6, Multiple Family District
  7. HDR, High Density Residential District
- (d) Planned Residential Development (PRD) Districts, Article 9, shall ~~not~~ be available in Planning District 26, ~~and all references to Planned Residential Districts, for Planning District 26, in the zoning ordinance are deleted.~~ for developments that occupy a minimum of two hundred fifty (250) contiguous acres. The Open Space and Common Area reservation for PRDs within Planning District 26 shall be a minimum of 50% of the gross land area and shall be set aside as permanent Open Space for recreational purposes and for conserving natural resources and sensitive elements of the site. A minimum of on-half (50%) of the Open Space reserved must include active and/or passive outdoor recreational uses such as equestrian facilities, golf courses, country clubs, parks, pedestrian walkways, and recreational facilities.
- (e) The following uses shall not be allowed either as a Permitted Use, Commission Site Plan or Special Exception in any commercial district in Planning District 26:
1. Boarding, rooming or lodging house, dormitory
  2. Car wash
  3. Cemetery

4. Discount/variety store
5. Drug store
6. Laundry, self service
7. Mini warehouse
8. Neighborhood convenience store, greater than 4,000 square feet
9. Nightclub, bar, tavern
10. Recreational vehicle park
11. Restaurant, drive-in
12. Restaurant, fast food

- (f) Jurisdictional wetland fill is limited to one-tenth (1/10) of an acre per lot of record.
- (g) A variance shall not be required for a 25%-yard setback encroachment that results in a 25% or greater reduction in jurisdictional wetland fill.
- (h) Staff support shall be given to Highway Construction Setback Appeals that will result in a reduction of jurisdictional wetland fill. Pursuant to Alabama Code, final decisions regarding Highway Construction Setback Appeals lay with the Planning Commission.
- (i) Following the adoption of this amendment, increases in land use density or intensity through re-zoning or similar land use regulation changes are prohibited and shall not be permitted in those parts of Planning District 26 which are designated by the Baldwin County Master Plan “Guide to the Future” dated July 18, 2023, or amendments thereto, as either an Ideal Conservation/Preservation Area or a Conservation Development Area (Future Land Use Map).

2.3.27 **Planning District 27.** County zoning has not been instituted in this district.

2.3.28 **Planning District 28.**

2.3.28.1 Effective Date

On October 13, 1992, a majority of qualified electors in Planning District 28 voted to institute County Zoning. On July 6, 1993, the County Commission adopted the Planning District 28 Zoning Map and Ordinances.

2.3.28.2 District Boundaries

A legal description of the boundaries for Planning District 28 may be found under Appendix A.

2.3.28.3 Local Provision for Planning District 28

## Article 5 Commercial Districts

### Section 5.1 B-1, Professional Business District

5.1.1 *Purpose and intent.* The B-1, Professional Business and Office District, is intended to allow a concentration of office type buildings and land uses that are most compatible with, and located near, residential areas. Most B-1 commercial, professional and business office districts will be placed in close proximity to residential areas, and therefore serve as a transitional zoning district between residential areas and higher intensity commercial zoning districts. The types of office uses permitted are those that do not have high traffic volumes throughout the day, which extend into the evening hours. They will have morning and evening short-term peak conditions. The market support for these office uses should be those with a localized basis of market support as opposed to office functions requiring inter-jurisdictional and regional market support. Because office functions have significant employment characteristics, which are compounded when aggregations occur, certain personal service uses shall be permitted, to provide a convenience to office-based employment. Such convenience commercial uses shall be made an integral part of an office building as opposed to the singular use of a building.

5.1.2 *Permitted uses.* The following uses are permitted as of right, or as uses accessory to permitted uses in the B-1, Professional Business and Office District, conditioned on the Commission Site Plan Approval requirements of *Section 18.9*:

- (a) Accessory structures and use
- (b) Bank
- (c) Barber shop or beauty parlor
- (d) Childcare center
- (e) Childcare institution
- (f) Church or similar religious facility
- (g) Clinic or dentist office (medical, dental, psychiatric)
- (h) Club or lodge
- (i) Extraction or removal of natural resources on or under land
- (j) Fire station
- (k) Laboratory (scientific, medical, or dental)
- (l) Library
- (m) Office
- (n) Optician
- (o) Police station
- (p) Post office
- (q) School (public or private)
- (r) Silviculture
- (s) Studio for dance, music, photography, painting
- (t) Water well (public or private)

5.1.3 *Conditional Use Commission Site Plan Approval.* The following uses are permissible as Commission Site Plan Approval uses in the B-1 Commercial Professional and Business Office District, subject to the standards and procedures established in *Section 18.9: Commission Site Plan Approval*:

- (a) Arboretum
- (b) Swimming pool (outdoor)
- (c) Ball field
- (d) Tennis court (outdoor)
- (e) Golf course
- (f) Wildlife sanctuary
- (g) Park or playground
- (h) Dwellings, in combination with commercial uses, subject to the standards listed under Section 5.1.4: Mixed uses
  - [\(i\) Riding academy](#)
  - [\(i\) Gym/Fitness Center](#)

5.1.4 *Mixed uses.* Mixed residential and commercial uses may be permissible as Commission Site Plan Approval uses in the (B-1) commercial professional and Business office district, subject to the standards and procedures established in *Section 18.9: Commission Site Plan Approval*, and subject to the following criteria:

- (a) The commercial uses in the development may be limited in hours of operation, size of delivery trucks, and type of equipment
- (b) The residential uses shall be designed so that they are compatible with the commercial uses
- (c) Residential and commercial uses shall not occupy the same floor of a building
- (d) Residential and commercial uses shall not share the same entrances
- (e) The number of residential dwelling units shall be controlled by the dimensional standards of the B-1 district. A dwelling unit density of .5 (½) dwelling units per 1,000 square feet of the gross floor area devoted to commercial uses, may be allowed (structures with less than 2,000 square feet devoted to commercial uses shall be allowed one dwelling unit). In no case, however, shall the overall dwelling unit density for a mixed-use project exceed 4 dwelling units per acre
- (f) Building height shall not exceed three stories
- (g) A minimum of 30 percent of the mixed-use development shall be maintained as Open Space in accordance with the requirements of *Article 17 Open Space, Landscaping, and Buffers*.

- (h) The mixed commercial/residential structure shall be designed to enhance compatibility of the commercial and residential uses through such measures as, but not limited to, minimizing noise associated with commercial uses; directing commercial lighting away from residential units; and separating pedestrian and vehicular access ways and parking areas from residential units to the greatest extent possible, and
- (i) Off-street parking spaces for the mixed residential and commercial uses shall be the sum total of the residential and commercial uses computed separately (See *Article 15: Parking and Loading Requirements*).

5.1.5 *Area and dimensional ordinances.*

Maximum Height of Structure	35-Feet
Maximum Height of Structure in Habitable Stories	2½
Minimum Front Yard	30-Feet
Minimum Rear Yard	25-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	20,000 Square Feet
Maximum Impervious Surface Ratio	.60
Minimum Lot Width at Building Line	80-Feet

5.1.6 *Lighting standards.* The maximum height of exterior lights shall be 25-feet. The intensity, location, and design of lighting shall be such that not more than one foot candle of light is cast upon adjacent property or public rights-of-way. Light fixtures shall be designed to cast light downward. Where necessary, cut-off devices shall be used to minimize glare off premises. No light shall be aimed directly toward a property designated residential, which is located within 200-feet of the source of the light.

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

5.1.8 *Landscaping and buffering.* All B-1, Professional Business and Office District, uses shall meet the requirements of *Article 17: Landscaping and Buffers*.

**Section 5.2 B-2, Local Business District**

5.2.1 *Purpose and intent.* The purpose and intent of the B-2 Neighborhood Business District is to provide a limited commercial convenience facility, servicing nearby residential neighborhoods, planned and developed as an integral unit.

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

- |  |  |
|--|--|
| (a) All uses permitted by right under the B-1 zoning designation | (v) Floor covering sales or service          |
| (b) Antique store  | (w) Florist                                  |
| (c) Apparel and accessory store                                  | (x) Fraternity or sorority house             |
| (d) Appliance store including repair                             | (y) Fruit and produce store                  |
| (e) Art gallery or museum  | (z) Gift shop                                |
| (f) Art supplies   | (aa) Hardware store, retail                  |
| (g) Bait store   | (bb) Ice cream parlor                        |
| (h) Bakery retail  | (cc) Interior decorating shop                |
| (i) Bed and breakfast or tourist home                            | (dd) Laundry, self service                   |
| (j) Bicycle sales and service                                    | (ee) Lawnmower sales and service             |
| (k) Boarding, rooming or lodging house, dormitory                | (ff) Locksmith                               |
| (l) Book store   | (gg) Music store                             |
| (m) Café   | (hh) Neighborhood convenience store          |
| (n) Camera and photo shop  | (ii) News stand                              |
| (o) Candy store  | (jj) Paint and wallpaper store               |
| (p) Catering shop or service                                     | (kk) Picture framing and/or mirror silvering |
| (q) Copy shop  | (ll) Restaurant                              |
| (r) Delicatessen   | (mm) Shoe repair shop                        |
| (s) Discount/variety store (not to exceed 8,000 square feet)     | (nn) Shoe store                              |
| (t) Drug store (not to exceed 8,000 square feet)                 | (oo) Sign shop                               |
| (u) Fixture sales  | (pp) Sporting goods store                    |
|  | (qq) Tailor shop                             |
|  | (rr) Tobacco store                           |
|  | (ss) Toy store                               |

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

- |  |                           |
|--|---------------------------|
| (a) Air conditioning sales and service | (b) Amusement arcade      |
|  | (c) Animal clinic/kennels |

- |   |   |
|---|---|
| (d) Arboretum   | <del>(s)</del> <u>(t)</u> Pet shop  |
| (e) Ball field  | <del>(t)</del> <u>(u)</u> Plumbing shop   |
| (f) Business machine sales and service                        | <del>(u)</del> <u>(v)</u> Restaurant sales and supplies   |
| (g) Car wash  | <del>(v)</del> <u>(w)</u> Riding academy  |
| (h) Country club  | <del>(w)</del> <u>(x)</u> Rug and/or drapery cleaning service   |
| (i) Discount/variety store (exceeding 8,000 square feet)      | <del>(x)</del> <u>(y)</u> Seafood store   |
| (j) Drug store (exceeding 8,000 square feet)                  | <del>(y)</del> <u>(z)</u> Swimming pool (outdoor)   |
| (k) Exterminator service office                               | <del>(z)</del> <u>(aa)</u> Tennis court (outdoor)   |
| <u>(l)</u> Golf course  | <del>(aa)</del> <u>(bb)</u> Water storage tank  |
| <del>(m)</del> <u>(n)</u> <a href="#">Gym/Fitness Center</a>  | <del>(bb)</del> <u>(cc)</u> Wildlife sanctuary  |
| <del>(n)</del> <u>(o)</u> Liquor store                        | <del>(cc)</del> <u>(dd)</u> Wireless telecommunication facility   |
| <del>(o)</del> <u>(p)</u> Mini warehouse                      | <del>(dd)</del> <u>(ee)</u> Dwellings, in combination with commercial uses, subject to the standards listed under Section 5.2.4: Mixed uses |
| <del>(p)</del> <u>(q)</u> Night club, bar, tavern             |   |
| <del>(q)</del> <u>(r)</u> Office equipment and supplies sales |   |
| <del>(r)</del> <u>(s)</u> Park or playground                  |   |
| <del>(s)</del> <u>(t)</u> Pawn shop                           |   |

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

- (a) The commercial uses in the development may be limited in hours of operation, size of delivery trucks and type of equipment.
- (b) The residential uses shall be designed so that they are compatible with the commercial uses.
- (c) Residential and commercial uses shall not occupy the same floor of a building.
- (d) Residential and commercial uses shall not share the same entrances.
- (e) The number of residential dwelling units shall be controlled by the dimensional standards of the B-2 district. A dwelling unit density of .5 (½) dwelling units per 1,000 square feet of the gross floor area devoted to commercial uses, may be allowed (structures with less than 2,000

square feet devoted to commercial uses shall be allowed one dwelling unit). In no case, however, shall the overall dwelling unit density for a mixed use project exceed 4 dwelling units per acre.

- (f) Building height shall not exceed three stories.
- (g) A minimum of 30 percent of the mixed-use development shall be maintained as Open Space in accordance with the requirements of *Article 17 Open Space, Landscaping, and Buffers*.
- (h) The mixed commercial/residential structure shall be designed to enhance compatibility of the commercial and residential uses through such measures as, but not limited to, minimizing noise associated with commercial uses; directing commercial lighting away from residential units; and separating pedestrian and vehicular access ways and parking areas from residential units, to the greatest extent possible.
- (i) Off-street parking spaces for the mixed residential and commercial uses shall be the sum total of the residential and commercial uses computed separately (See *Article 15: Parking and Loading Requirements*).

**5.2.5 Area and dimensional ordinances.**

Maximum Height of Structure	35-Feet
Maximum Height of Structure in Habitable Stories	2½
Minimum Front Yard	30-Feet
Minimum Rear Yard	25-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	20,000 Square Feet
Maximum Impervious Surface Ratio	.60
Minimum Lot Width at Building Line	80-Feet

**5.2.6 Lighting standards.** The maximum height of exterior lights shall be 25-feet. The intensity, location, and design of lighting shall be such that not more than one foot candle of light is cast upon adjacent property or public rights-of-way. Light fixtures shall be designed to cast light downward. Where necessary, cut-off devices shall be used to minimize glare off premises. No light shall be aimed directly toward a property designated residential, which is located within 200-feet of the source of the light.

**5.2.7 Distance between structures.** If there is a separation between any two principal structures on the same parcel, said separation shall be a minimum of

15-feet or a distance equal to one-half the sum of their heights, whichever is the greater.

5.2.8 *Landscaping and buffering.* All B-2, Neighborhood Business District, uses shall meet the requirements of *Article 17: Landscaping and Buffers.*

### **Section 5.3 B-3, General Business District**

5.3.1 *Purpose and intent.* The purpose of this district is to provide for a variety of retail uses and services in free-standing parcels or shopping centers to serve the community's general commercial needs. This district shall only be applied at appropriate locations: to conveniently meet these needs; in conformance with the goals, objectives and policies and location criteria of the Comprehensive Plan; compatible with the surrounding land uses and zoning districts; where it will not adversely impact the facilities and services of the County; where it will not set a 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 | (q) Country club                  |
| (b) Air conditioning sales and service                           | (r) Department store              |
| (c) Amusement arcade   | (s) Discount/variety store        |
| (d) Animal clinic/kennel   | (t) Drug store                    |
| (e) Arboretum  | (u) Elevator maintenance service  |
| (f) Auto convenience market                                      | (v) Exterminator service office   |
| (g) Automobile service station                                   | (w) Farmer's market/truck crops   |
| (h) Bakery, wholesale  | (x) Firing range                  |
| (i) Ball field   | (y) Fitness center or gym         |
| (j) Bicycle sales and service                                    | (z) Florist                       |
| (k) Bowling alley  | (aa) Fraternity or sorority house |
| (l) Business machine sales and service                           | (bb) Fruit and produce store      |
| (m) Business school or college                                   | (cc) Funeral home                 |
| (n) Butane gas sales   | (dd) Golf course                  |
| (o) Cemetery   | (ee) Golf driving range           |
| (p) City hall or courthouse                                      | (ff) Grocery store                |
|  | (gg) Landscape sales              |
|  | (hh) Marine store and             |

**Figure 1: Table of Permitted Uses**

	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	
<b>RESIDENTIAL USES</b>																													
Accessory structures and uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P			P	P
Boarding, rooming or lodging house, dormitory	C										C	C	C				P	P	P									P	P
Fraternity or sorority house	C										C	C	C				P	P	P									P	P
Mail order house	C																											P	P
Manufactured housing park															P														
Mobile home/ manufactured home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P										P				
Multiple family dwellings													P	P															
Single family dwelling, including mobile/manufactured home	P	P	P	P	P	P	P	P	P	P	P	P	P	P											P				
Two family dwelling										P		P	P	P															

	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		
<b>AGRICULTURE USES</b>																														
Agriculture	P	P	P	P	P																							P	P	
Aquaculture	C	P		P													C	P	P					C		C	P	P		
Animal raising	P	P	P	P	P																							P	P	
Dairying	P	P	P	P	P																							P	P	
Farming	P	P	P	P	P																							P	P	
Floriculture	P	P	P	P	P																							P	P	
Hatchery, poultry and fish	P	P	P	P	P																							P	P	
Horticulture	P	P	P	P	P																							P	P	
Pasturage	P	P	P	P	P																							P	P	
Silviculture	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	P	P	P	P	
Stables	P	P	P	P	P																							P	P	
Viticulture	P	P	P	P	P																							P	P	
<b>INSTITUTIONAL USES</b>																														
Ambulance/EMS Service	C	C	C															C	C										P	P
Art gallery or museum	C	C	C															P	P				P	C				P	P	

	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	
<b>INSTITUTIONAL USES (CONTINUED)</b>																													
Auditorium, stadium, coliseum	C	C	C															C	C								P	P	
Business school or college	C	C	C															P	P								P	P	
Cemetery (See Sections 2.3 and 13.7)	C	C/ P	C		P													P	P								P	P	
Church or similar religious facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	*	*	P	P	P	P	P
City hall or courthouse	C	C	C															P	P								P	P	
Club or lodge	C	C	C													P	P	P	P			P	C				P	P	
College or university	C	C	C															C	C								P	P	
Convalescent or nursing home	C	C	C															C	C								P	P	
Correctional, detention, or penal institution		C	C															C	C								P	P	
Child care center	P	C	C												C	P	P	P	P								P	P	
Child care institution	P	C	C												C	P	P	P	P								P	P	
Day care home	P	C	C		C	C	C	C	C	C	C	C	C	C											C				

	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	
<b>INSTITUTIONAL USES (CONTINUED)</b>																													
Dog Pound	C	C	C															C	C									P	P
Fire station	C	C	C		C	C	C	C	C	C	C	C	C	C	C	P	P	P	P									P	P
Funeral home	C	C	C															P	P									P	P
Hospital	C	C	C															C	C									P	P
Library	P	C	C													P	P	P	P			P	C					P	P
Police station	C	C	C													P	P	P	P									P	P
Post office	P	C	C													P	P	P	P									P	P
Sanitarium																												P	P
School (public or private)	P	P	P	P	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P									P	P
Teen club or youth center	C	C	C															P	P									P	P
YMCA, YWCA	C	C	C															P	P									P	P
Zoo	C	C	C															C	C									P	P
<b>PROFESSIONAL SERVICE &amp; OFFICE USE</b>																													
Bank	P															P	P	P	P			P	C					P	P

	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	
<b>PROFESSIONAL SERVICE &amp; OFFICE USE (CONTINUED)</b>																													
Barber shop or beauty parlor	P															P	P	P	P			P	C					P	P
Clinic or doctor office (medical, dental, psychiatric)	P															P	P	P	P									P	P
Medical Office (medical, dental, psychiatric)																						P	C						
Office	P															P	P	P	P			P	C	P		C	P	P	
Optician	P															P	P	P	P									P	P
Laboratory, scientific, medical, dental	P															P	P	P	P									P	P
Mixed commercial/residential																C	C						C						
Studio for dance, music, photography, painting, etc.	P															P	P	P	P			P	C					P	P

	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	
<b>NEIGHBORHOOD COMMERCIAL USES</b>																													
Accessory structures and uses such as food service, gift or novelty shops, and barber or beauty shops conducted primarily for the convenience of visitors or patrons on the premises and contained within a principal building (see Section 13.1)																											P		
Antique store	P																P	P	P				P	C				P	P
Apparel and accessory store	P																P	P	P				P	C				P	P
Appliance store including repair	P																P	P	P									P	P
Art supplies	P																P	P	P				P	C				P	P
Automobile parts sales	P																	C	P									P	P
Bakery retail	P																P	P	P				P	C				P	P

	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	
<b>NEIGHBORHOODCOMMERCIAL USES (CONTINUED)</b>																													
Bed and breakfast or tourist home (see Section 13.10)	P	C	C		C	C	C	C	C	C	C	C	C				P	P	P						P		C	P	P
Bicycle sales and service	P																P	P	P									P	P
Book store	P																P	P	P			P	C				P	P	
Café	P																P	P	P			P	C	P		C	P	P	
Camera and photo shop	P																P	P	P			P	C				P	P	
Candy store	P																P	P	P			P	C				P	P	
Catering shop or service	P																P	P	P			P	C				P	P	
Copy shop	P																P	P	P								P	P	
Delicatessen	P																P	P	P			P	C	P		C	P	P	
Discount/variety store (not to exceed 8,000 square feet)	C																P	P	P								P	P	
Drug store (not to exceed 8,000 square feet)	C																P	P	P								P	P	

	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	
<b>NEIGHBORHOODCOMMERCIAL USES (CONTINUED)</b>																													
Fixture sales	P																P	P	P									P	P
Floor covering sales or service	P																P	P	P									P	P
Florist	P																P	P	P			P	C					P	P
Food truck	C																C	C	C			C	C	C	C	C	C	C	C
Fruit and produce store	P																P	P	P			P	C					P	P
Gift shop	P																P	P	P			P	C	P		C	P	P	
Hardware store, retail	P																P	P	P									P	P
Ice cream parlor	P																P	P	P			P	C					P	P
Interior decorating shop	P																P	P	P									P	P
Laundry, self service	P																P	P	P									P	P
Laundry and dry cleaning store	P																P	P	P									P	P
Local market	C																C	C	P			C	C					P	P
Locksmith	P																P	P	P									P	P
Music store	P																P	P	P			P	C					P	P

	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	
<b>NEIGHBORHOOD COMMERCIAL USES (CONTINUED)</b>																													
Neighborhood convenience store	P																P	P	P			P	C					P	P
News stand	P																P	P	P			P	C					P	P
Paint and wallpaper store	P																P	P	P									P	P
Picture framing and/or mirror silvering	P																P	P	P									P	P
Restaurant	P																P	P	P			P	C	P		C	P	P	
Shoe repair shop	P																P	P	P									P	P
Shoe store	P																P	P	P			P	C					P	P
Sign shop	P																P	P	P									P	P
Sporting goods store	P																P	P	P									P	P
Tailor shop	P																P	P	P			P	C					P	P
Tobacco store	P																P	P	P									P	P
Toy store	P																P	P	P			P	C					P	P

	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	
<b>GENERAL COMMERCIAL USES</b>																													
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

	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
<b>GENERAL COMMERCIAL USES (CONTINUED)</b>																												
Elevator maintenance service	C																	P	P								P	P
Event Venue	C	C			C											C	C	P	P				C	P		P	P	P
Exterminator service office	C																C	P	P								P	P
Farmer's market/truck crops	P	P														C	C	P	P								P	P
Firing range	C																	P	P								P	P
Fitness center or gym	C															IC	IC	P	P								P	P
Golf driving range	C																	P	P								P	P
Grocery store	C																	P	P								P	P
Landscape sales	P	P															C	P	P								P	P
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

	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	
<b>GENERAL COMMERCIAL USES (CONTINUED)</b>																													
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
Rug and/or drapery cleaning service	C																C	P	P									P	P
Seafood store	C																C	P	P									P	P
Skating rink	C																	P	P									P	P
Stone monument sale	C																	P	P									P	P
Taxidermy	C																	P	P									P	P

	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	C B-2	P B-3	P B-4	RV-1	RV-2	LB ≤4000sf	LB >4000sf	MR	OR	TR	P M-1	P M-2	
Winery	C																C	P	P									P	P
<b>MAJOR COMMERCIAL USES</b>																													
Adult Use																		C	C								C	P	
Amusement park	C																	C	P								P	P	
<b>MAJOR COMMERCIAL USES (CONTINUED)</b>																													
Auto convenience market	C																	P	P								P	P	
Automobile parts sales	P																	C	P								P	P	
Automobile repair (mechanical and body)	C																	C	P								P	P	
Automobile sales	C																	C	P								P	P	
Automobile service station	C																	P	P								P	P	
Automobile storage (parking lot/garage)	C																	C	P						P	P	P	P	
Building materials	C																	C	P								P	P	
Farm implements	P	P																C	P								P	P	
Flea market	C																	C	P								P	P	

	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
<b>MAJOR COMMERCIAL USES (CONTINUED)</b>																												
Home improvement center	C																	C	P								P	P
Hotel or motel	C																	C	P					P		P	P	P
Manufactured housing sales, service and repair	C																	C	P								P	P
Motorcycle sales, service and repair	C																	C	P								P	P
Movie theatre	C																	C	P								P	P
Recreational vehicle park (see Sections 13.8 and 2.3)	C	C	C														C	C	P	P	P						P	P
Recreational vehicle sales, service and repair	C																	C	P								P	P
Restaurant, drive-in	C																	C	P								P	P
Restaurant, fast food	C																	C	P								P	P

	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	
<b>OUTDOOR RECREATION USES</b>																													
Arboretums	P	P	P		C	C	C	C	C	C	C	C	C	C	C	C	C	P	P						P	P	P	P	P
Ball fields	P	P	P		C	C	C	C	C	C	C	C	C	C	C	C		P	P						P	P	P	P	P
Golf course	P	P	P		C	C	C	C	C	C	C	C	C	C	C	C	C	P	P						P	P	P	P	P
Park or playground	P	P	P		C	C	C	C	C	C	C	C	C	C	C	C	C	P	P						P	P	P	P	P
Riding academy	P	P	P		C	C	C	C	C	C	C	C	C	C	C	C	C	P	P						P	P	P	P	P
Swimming pool (outdoor)	P	P	P		C	C	C	C	C	C	C	C	C	C	C	C	C	P	P						P	P	P	P	P
Tennis court (outdoor)	P	P	P		C	C	C	C	C	C	C	C	C	C	C	C	C	P	P						P	P		P	P
Wildlife sanctuary	P	P	P		C	C	C	C	C	C	C	C	C	C	C	C	C	P	P						P	P	P	P	P
<b>MARINE RECREATION USES</b>																													
Bait store	P																	P	P	P					P			P	P
Boat sales and service	P																		C	P					P			P	P
Marina	P																		C	P					P		C	P	P
Marine store and supplies	P																		P	P					P			P	P

	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	
<b>TRANSPORTATION, COMMUNICATION &amp; UTILITY USES</b>																													
Airport	C	C																C	C									P	P
Armory	C	C																C	C									P	P
Broadcasting station	C	C																C	C									P	P
Barge docking	C	C																C	C									P	P
Bus and railroad terminal facilities	C	C																C	C									P	P
Electric power substations	C	C																C	C									P	P
Freight depot, rail or truck	C	C																C	C									P	P
Landfill (See Section 2.3, Local Provisions)	C	C																C	C									C	C
Maintenance facility/storage yard for schools, government agencies, and telephone and cable companies	C	C																C	C									P	P
Radio and television station and transmitting tower	C	C																C	C									P	P

	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	
<b>TRANSPORTATION, COMMUNICATION &amp; UTILITY USES (CONTINUED)</b>																													
Railroad facilities	C	C																C	C									P	P
Sewage treatment plant	C	C																C	C									C	C
Solar Power Farm	C	C																C	C									P	P
Taxi dispatching station	C	C																C	C									P	P
Taxi terminal	C	C																C	C									P	
Telephone exchange	C	C																C	C									P	P
Water plant	C	C																C	C									P	P
Water storage tank	C	C															C	C	C						C			P	P
Water or sewage pumping station	C	C																C	C									P	P
Water well (public or private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Wireless telecommunication facilities (see Section 13.9)	C	C															C	C	C									P	P

	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	
<b>LIGHT INDUSTRIAL USES</b>																													
Automobile manufacture	C																											P	P
Bottling works	C																											P	P
Cabinet shop	C																C	C	C									P	P
Contractor's yard	C																											P	P
Grain milling storage and elevators	C																											P	P
Ice plant	C																											P	P
Lumberyard	C																											P	P
Machine shop	C																											P	P
Machinery, tools and construction equipment sales and service	C																											P	P

	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	
<b>LIGHT INDUSTRIAL USES (CONTINUED)</b>																													
Manufacturing, repair, assembly or processing establishments of a light industrial nature including: food and milk products; clothing; musical instruments; scientific, optical, medical & electronic equipment; souvenirs and novelties; toys, sporting goods & athletic goods; laboratories for testing materials, chemical analysis and photo processing	C																											P	P
Millwork	C																											P	P
Sand and gravel storage yard	C																											P	P
Sawmill or planing mill	C																											P	P

	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	
<b>LIGHT INDUSTRIAL USES (CONTINUED)</b>																													
Warehouse and storage facilities	C																											P	P
Welding shop	C																											P	P
<b>GENERAL INDUSTRIAL USES</b>																													
Automobile wrecking and salvage																													C
Concentrated animal feeding (CAFO)																													C
Electric power generating plant																													C
Extraction or removal of natural resources on or under land	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Junk yard																													C
Meat slaughtering and/or packing																													C
Shipbuilding and repair yard																													C

	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	
<b>GENERAL INDUSTRIAL USES</b>																													
Stone cutting and processing																													C
Manufacturing, repair, assembly, processing, fabrication establishments of a general industrial nature including: acetylene gas; acid; asbestos; ammonia; bleaching powder; chlorine; asphalt or asphalt products; cement or cement products; lime; gypsum; plaster of paris; coal tar or derivatives thereof; creosote or creosote treatment; clay, tile or vitrified products; emery cloth or sandpaper; explosives or fireworks; fertilizer; glue; size or gelatin; linoleum; matches; paint; oil; shellac; turpentine; varnish; rubber and gutta percha products;																													C

	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
plastics; soca compounds; petroleum refining; tanning; curing or storage of hides and skins; boiler works; foundry or forge operation; incineration; fat rendering; storage of junk, iron or rags; distillation of bones, coal, or wood																												



# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. SPP25-01  
Wellsbury Subdivision  
May 1, 2025

### Subject Property Information

**Planning District:** 39  
**Zoning:** RSF-3 & RSF-4  
**Location:** The subject property is located south of County Road 32 and west of State Hwy 181  
**Parcel Numbers:** 05-56-02-03-0-000-009.026 PIN#: 35679  
**Lead Staff:** Associate Planner, Fabia Waters  
**Applicant/Owner:** Creekwood LLC  
**Engineer/Surveyor:** Dewberry Engineers LLC  
**Online Case #:** When searching online CitizenServe database, please use SPP25-000001  
**Attachments:** *Within Report*

### Subdivision Proposal

**Request:** Preliminary plat approval for a residential subdivision  
**Number of Lots:** 98 lots  
**Linear ft of streets:** 4,921 LF  
**Lot setbacks:** 30' Front and Rear, 10' side and 20' Street Side  
**Total acreage:** 40.41AC  
**Smallest lot size:** 7,800 S.F.  
**Density:** 2.43 Units/Acres  
  
**Open space:** N/A- This subdivision is not subject to the current subdivision regulations, as it was accepted for review prior to the adoption of the new regulations.

### Public Utilities and Site Considerations

**Public Utilities:** Water: Fairhope Utilities, Letter dated: October 29, 2024  
Electrical: Baldwin EMC, Letter dated: November 1, 2024  
Sewer: BCSS, Summerdale treatment plant. Letter dated: September 18, 2024  
Broadband: AT&T. Letter dated Feb. 14, 2025

**Fire flow:** Fire flow is 1534 gpm at 20 psi, adequate for the proposed setbacks.

**Traffic study:** Study was conducted by David Anderson, P.E. with *HSA Columbia* It was reviewed by the P&Z Permit Engineer and the Highway Department Engineers. An updated traffic study has been requested to verify if additional traffic improvements at the intersection of State Hwy 181 and County Rd 32 may be required, as well as additional improvements at the entrance.

**Flood zone:** Zone X, no special requirements

**Drainage improve.:** Drainage narrative prepared by Jason Estes, P.E. It was reviewed and accepted by the P&Z Permit Engineer.

**Wetlands** A wetland report was prepared by Cathy Barnett, Dewberry Engineers. The wetlands as shown have been identified as non-jurisdictional and are proposed to be filled. A Jurisdictional Determination from the U.S. Army Corps of Engineers is required to confirm the same before the applicant may submit a Construction Plans Review application. If the Jurisdictional Determination concludes that the proposed Stormwater Management Area (SWMA) is, in fact, jurisdictional, the applicant will be required to remove all proposed lots and common areas from within the wetland boundaries and the required 30-foot natural buffer.

### Staff Analysis and Comments

Case Z24-16 was approved by the County Commission during the July 16, 2024 regular meeting to approved the request for a partial zoning change from RSF3 to RSF4.

The development will be constructed in two phases. One entrance will be located on County Road 32, and the second will be accessed via Dempsey Drive, a connecting right-of-way between Gaineswood Phase 2 and the Wellsbury Subdivision. The first phase of the development will be limited to 50 lots until Dempsey Drive has been constructed and accepted for maintenance by Baldwin County.

### Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP25-01, Wellsbury Subdivision be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

### Specific conditions:

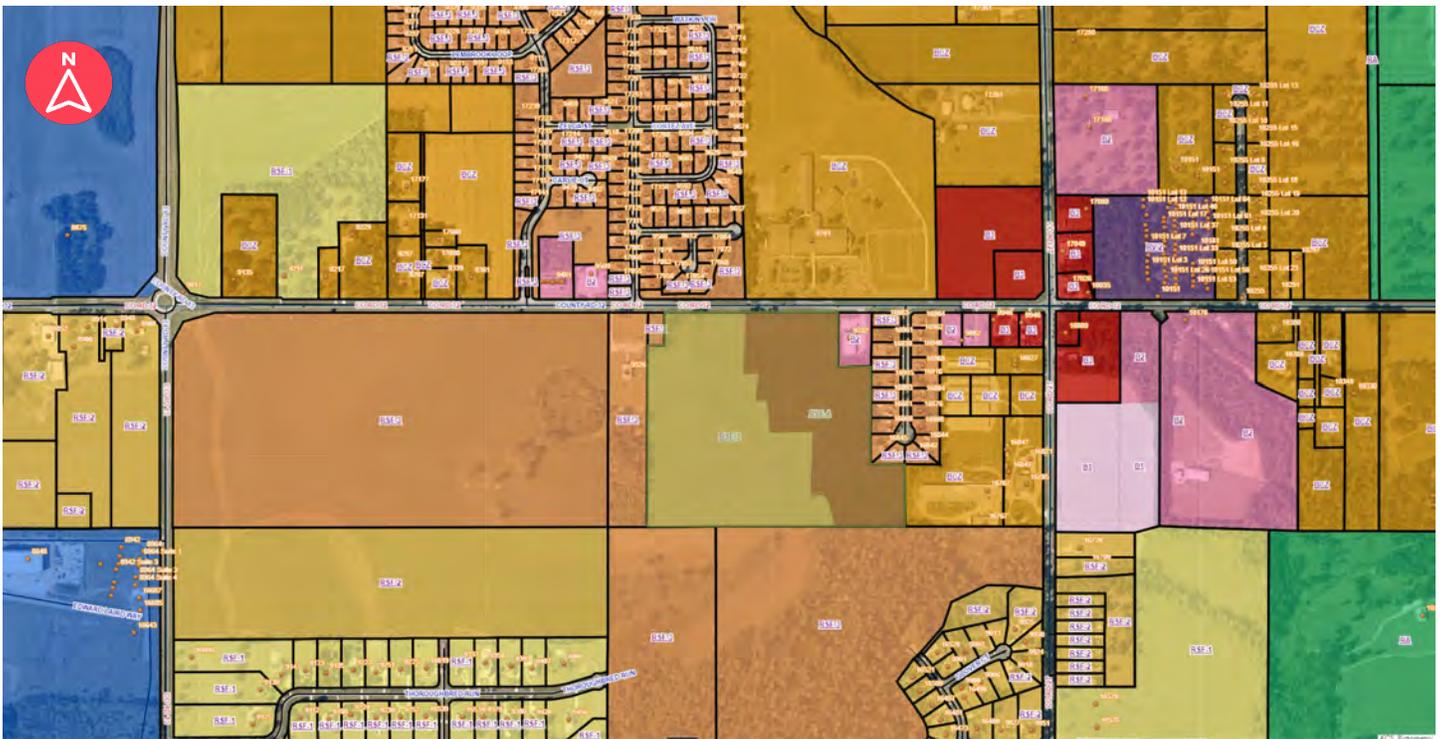
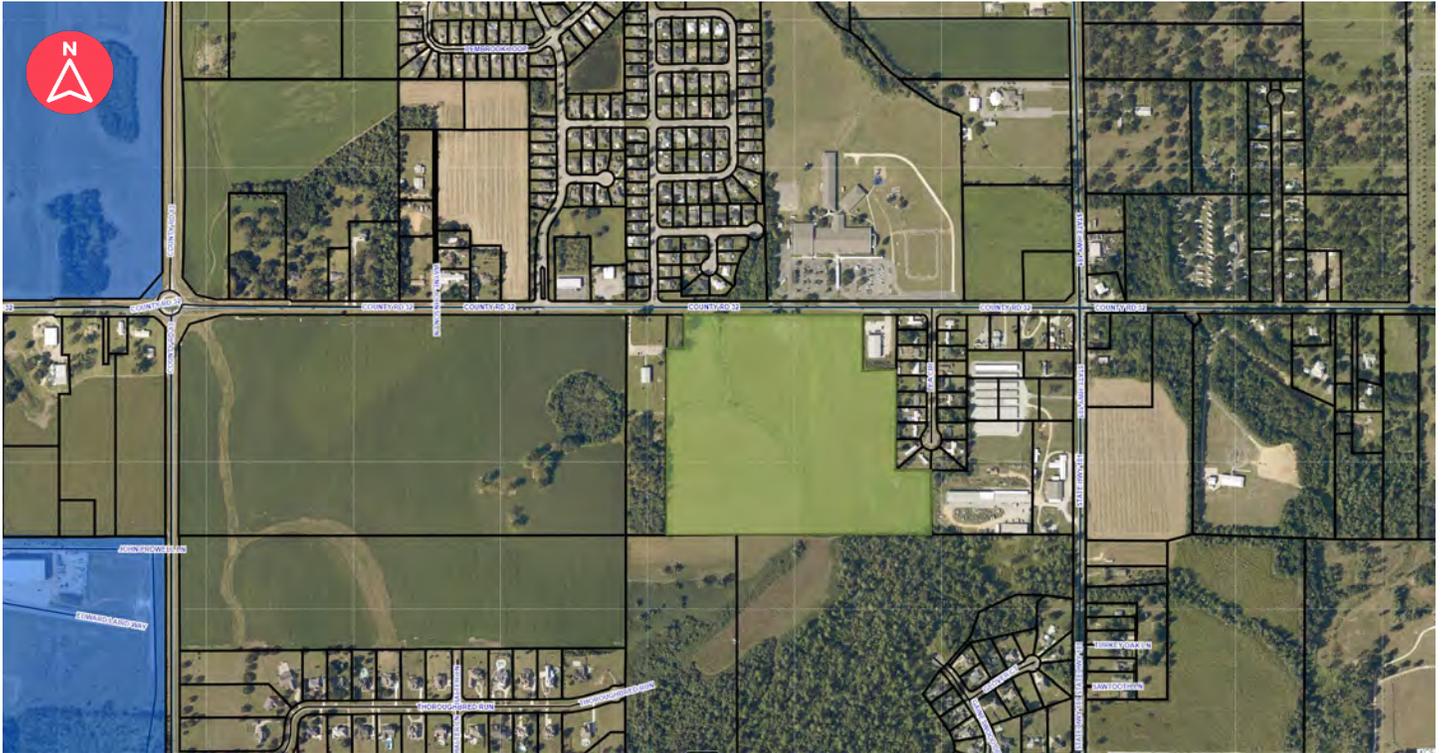
1. The applicant shall provide staff with a revised traffic study that includes a right-turn analysis. The County Engineer will have the discretion to require additional traffic improvements at the development entrance and/or at the intersection of State Highway 181 and County Road 32
2. Before apply for a Construction Plans Review (CRP) application, the applicant shall provide staff with a Jurisdictional Determination from the U.S. Army Corps of Engineers regarding the proposed fill within the Stormwater Management Area (SWMA). If the Corps determines that the area is jurisdictional, the applicant will be required to remove all lots from the jurisdictional wetlands and the required 30-foot natural buffer.
3. Provide staff an updated drainage study reflecting the Phases of the development with the submittal of the Construction Plans Review application (CPR).

**General Conditions:**

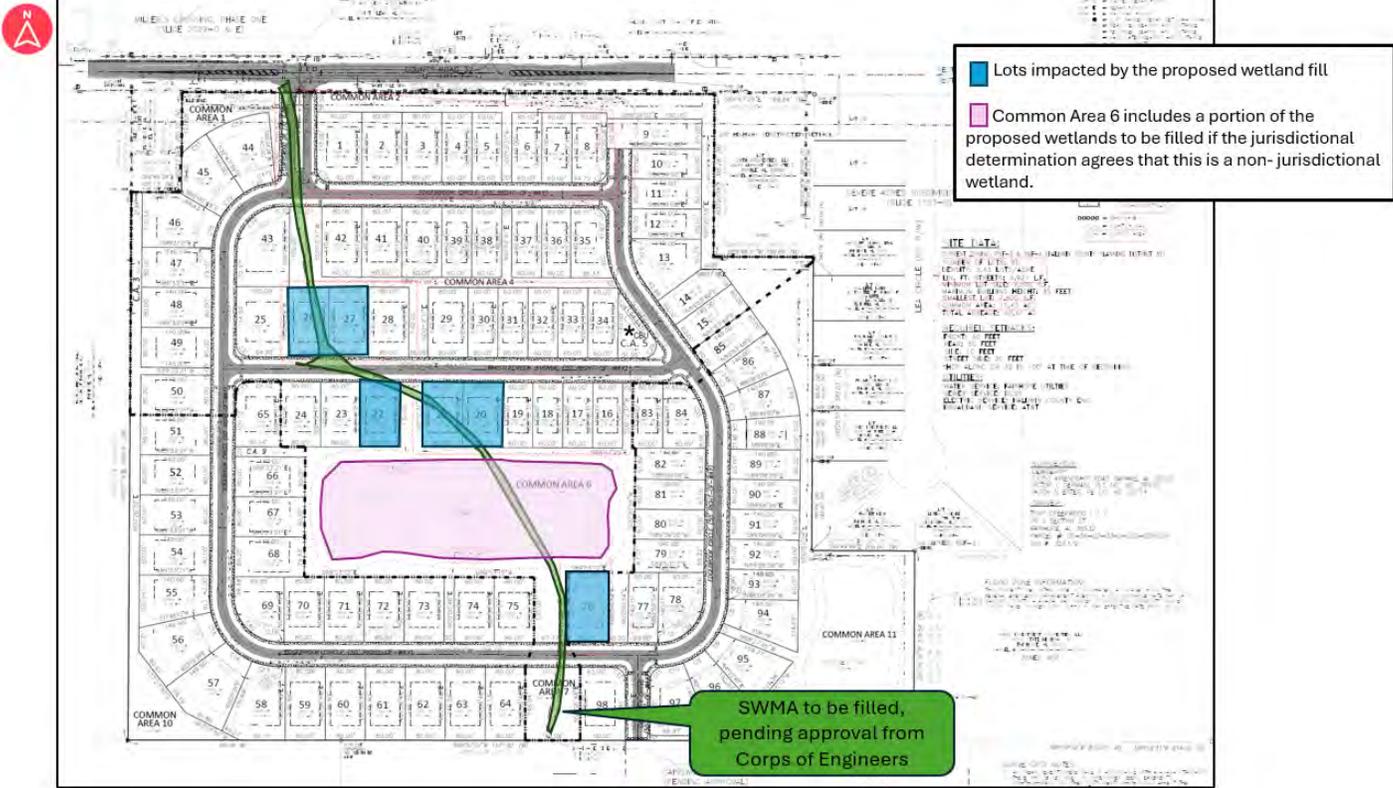
1. Compliance with the Baldwin County Subdivision Regulations, including but not limited to submission of a Construction Plan Review and Commercial Turnout Permit to the Baldwin County Planning and Zoning Department for all improvements and system upgrades (including, but not limited to, water main, sewer, and traffic improvements) to be installed with the development.
2. 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.
3. Effective period is 2 years from approval of the Preliminary Plat.

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>

# Locator Maps



# Plat





# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. SV24-07 (SV24-000007)

Tracey Ingram Variance Request

Variance from Subdivision Regulations, Section 5.16 (g) Minimum Lot Size for RV Parks

May 1, 2025

### Subject Property Information

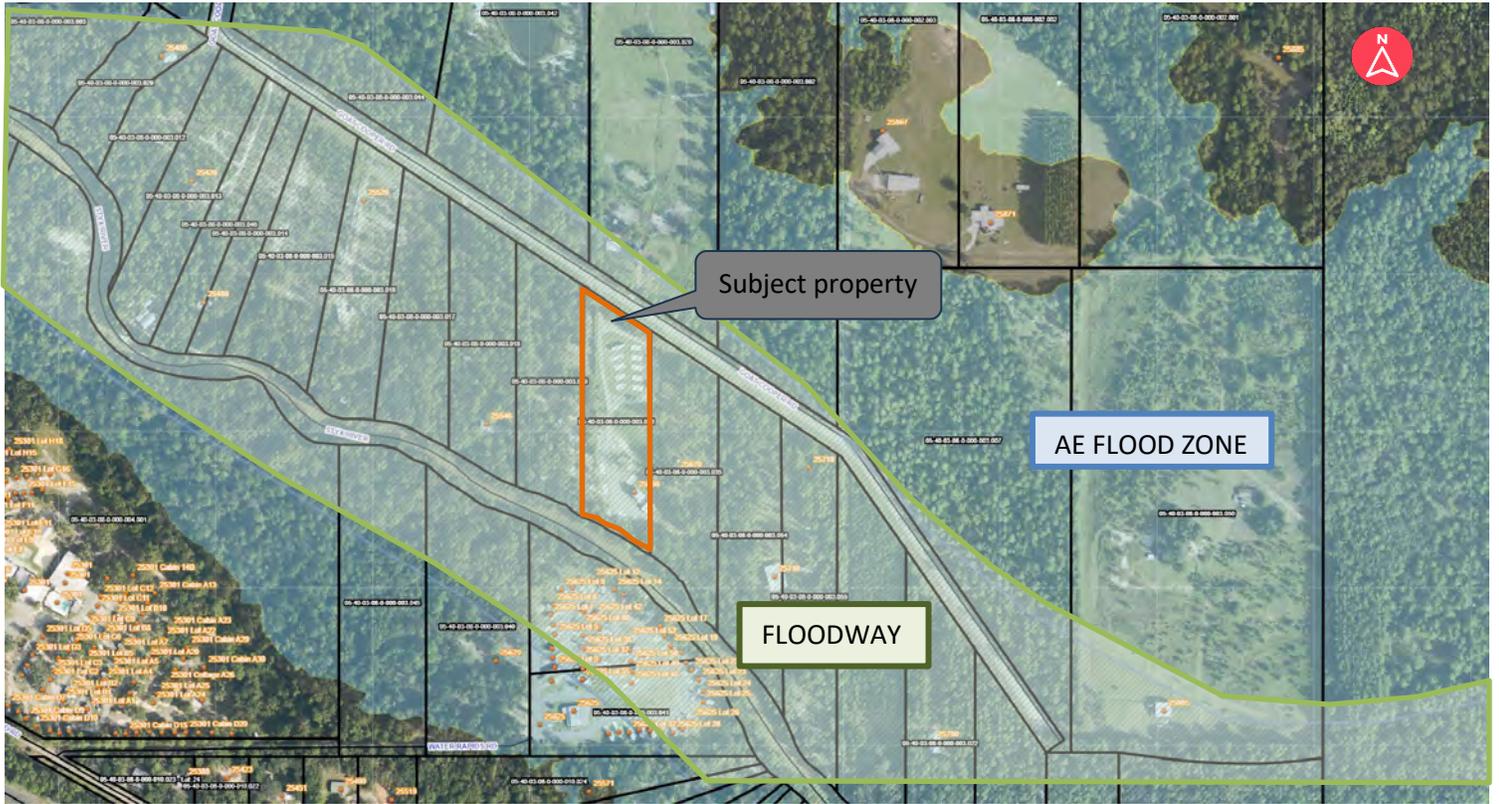
**Planning District:** 13  
**General Location:** South of Goat Cooper Rd, on the north side of Styx River  
**Physical Address:** 25608 Goat Cooper Rd, Robertsedale, 36567  
**Parcel Numbers:** 05-40-03-08-0-000-003.036  
**PIN:** 86983  
**Zoning:** Unzoned  
**Total Property:** 2.82ac  
**Applicant:** John Byrd  
15 Hand Avenue, Suite 158  
Bay Minette, AL 36507  
**Owner:** Tracey Ingram  
**Lead Staff:** Fabia Waters, Associate Planner  
**Attachments:** *Within Report*

### SUMMARY

The applicant is requesting a variance from the minimum lot size requirement outlined in Section 5.16(g) of the Baldwin County Subdivision Regulations, which states that the minimum lot size for RV parks shall be three (3) acres.

The proposed RV park currently has a active Code Enforcement case and a Notice of Violation has been issued due to the placement and occupancy of three or more RV units on the property without an approved Planned Unit Development (PUD). Staff does not believe the hardship is unique to the subject property and finds that it is, in fact, self-inflicted. Therefore, staff believes that the approval of this variance request would not be consistent with the requirements of Article 5, Section 5.16(g) of the Baldwin County Subdivision Regulations.

# Flood Map Map



# Site Map



## Variance Request – Enlarged to show details

### VARIANCE INFORMATION

The purpose of this Variance is to allow  
variance from the 3 acre minimum lot size.

Where it is found that extraordinary hardships or practical difficulties may result from strict compliance with the subdivision regulations and/or the purposes of the subdivision regulations may be served to a greater extent by an alternative proposal, the Baldwin County Planning and Zoning Commission may approve variances to these subdivision regulations so that substantial justice may be done and the public interest secured, provided that such variance shall not have the effect of nullifying the intent and purpose of these regulations. The variance, if approved, shall be noted on the Final Plat. A variance shall not be approved unless found to be appropriate under the factors below.

The property is only 0.18 acres shy of the 3-acre minimum.

1. Please explain how the granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property.

The minimum lot size is what variance is being requested, granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property.

2. Please explain how the conditions upon which the request for a variance is based are unique to the property for which the variance is sought.

The property owner, Mrs. Ingram, applied for and was issued what she thought were the appropriate permits to meet the regulations of a RV Park from the Baldwin County Building Department. If the property did not meet the requirements and she were never issued the permits, the violation would have been avoided.

3. Please explain how, because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.

N/A

4. Please explain whether the variance will not in any manner vary the provisions of other adopted policies and regulations of the Baldwin County Commission.

The variance will not in any manner vary the provisions of other adopted policies and regulations of the Baldwin County Commission. The variance requested is only for the 3 acre minimum lot size.

5. Do you understand that inconvenience, financial concerns, or self-imposed conditions shall not be considered as a hardship for the purpose of granting the variance?

Yes

## Staff Comments and Recommendation

As previously mentioned, applicant has requested a variance from the minimum lot size area for an RV Park.

Unless information to the contrary is revealed at the public hearing, staff feels this variance request should be recommended for **DENIAL** due to non-compliance with the Subdivision Regulations.

Specific Conditions:

1. The applicant shall disconnect and remove all unauthorized utility connections (including water, sewer/septic, and electrical) serving RVs beyond the allowable limit under current regulations. No more than two (2) RVs may remain connected unless otherwise approved.
2. The property shall be inspected by Code Enforcement and/or Building Department staff to confirm removal of RV units and utility disconnection.

### Recommended Conditions of Approval (Should the Variance Be Granted)

If it is the wish of the Planning Commission to approve the Subdivision Variance, staff requests that the following conditions be applied:

1. A complete Planned Unit Development (PUD) application, including a Hydrologic and Hydraulic(H&H)Analysis, must be submitted for review. The PUD must address floodplain and floodway mitigation measures.





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

**NEXT REGULAR MEETING OF THE BALDWIN COUNTY  
PLANNING AND ZONING COMMISSION  
June 5, 2025, 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).

