



Baldwin County Planning & Zoning Commission Agenda

Thursday, August 1, 2019

6:00 p.m.

Baldwin County Central Annex

Main Auditorium

22251 Palmer Street

Robertsdale, Alabama

www.planning.baldwincountyal.gov

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

July 11, 2019 meeting minutes
6. **Announcements/Registration to address the Commission.**
7. **Consideration of Applications and Requests: Subdivision Cases**
 - a.) **Case S-19038, Deep South Boat & RV Storage Final Site Plan Approval**

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

Purpose: The applicant is requesting Final Site Plan Approval for a 70-site RV Park.

Location: The subject site is located on the south side of County road 12 South, approximately 0.40 miles west of State Highway 59.

8. Consideration of Applications and Requests: Re-Zoning Cases

a.) Case P-19003, Lazzari Property

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

Purpose: The applicant is requesting Conditional Use Approval to allow a 190' cell tower on property zoned RA.

Location: The subject property is located on the east side of Co Rd 54 W, south of Garrett Rd., in Planning District 15.

b.) Case Z-19033, McNeil Property

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

Purpose: The applicant is requesting to rezone 1 +/- acres from RTF-4 to MR to allow a charter boat business and residence on the property.

Location: The subject property is located on the north side of Hwy 180, west of Boykin court, in Planning District 25.

9.) Public Comment:

10.) Old Business:

11.) New Business:

12.) Reports and Announcements:

Staff Reports

Legal Counsel Report

Next Regular Meeting: September 5, 2019

13.) Adjournment.

Baldwin County Planning and Zoning Commission
Case No. S-19038 – Deep South Boat & RV Storage
Final Site Plan Approval
Staff Report for Planning and Zoning Commission Public Hearing
August 1, 2019
Agenda Item 7.a

This report is prepared by the Baldwin County Highway Department, Permit Division Staff to provide information to the Baldwin County Planning and Zoning Commission to assist in making decisions on this application.

I. PUBLIC HEARINGS:

Planning Commission: August 1, 2019 Final Site Plan Approval Pending

Attachments: Vicinity Map
Site Map
Final Site Plan

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Planning District: District 27 – Unzoned

Location of Property: The subject property is on the south side of County Road 12 South approximately 0.40 miles west of State Highway 59.

Parcel Number: 05-61-04-17-1-001-006.000

Report Prepared By: Mary Booth; Permit/Subdivision Coordinator

III. SUBDIVISION PROPOSAL:

Proposed number of Sites: 70

Linear Feet of Streets: ± 3,418 linear feet

Total Acreage: ± 10.25 acres

Smallest Site Size: ± 2,075 square feet

Owner/Developer: Pridmore Rentals, LLC
PO Box 1372
Columbus, MS 39703

Engineer: Goodwyn, Mills and Cawood, Inc.
PO Box 1127
Daphne, AL 36526

Request: The applicant is requesting Final Site Plan approval for the above-mentioned RV park from the Baldwin County Planning and Zoning Commission.

IV. PUBLIC UTILITIES AND SITE CONSIDERATIONS:

Public Utilities Services: Water: Riviera Utilities
 Sewer: Baldwin County Sewer Service
 Electricity: Baldwin EMC

Transportation: The proposed sites will utilize new gravel private roadways with direct access to County Road 12 South.

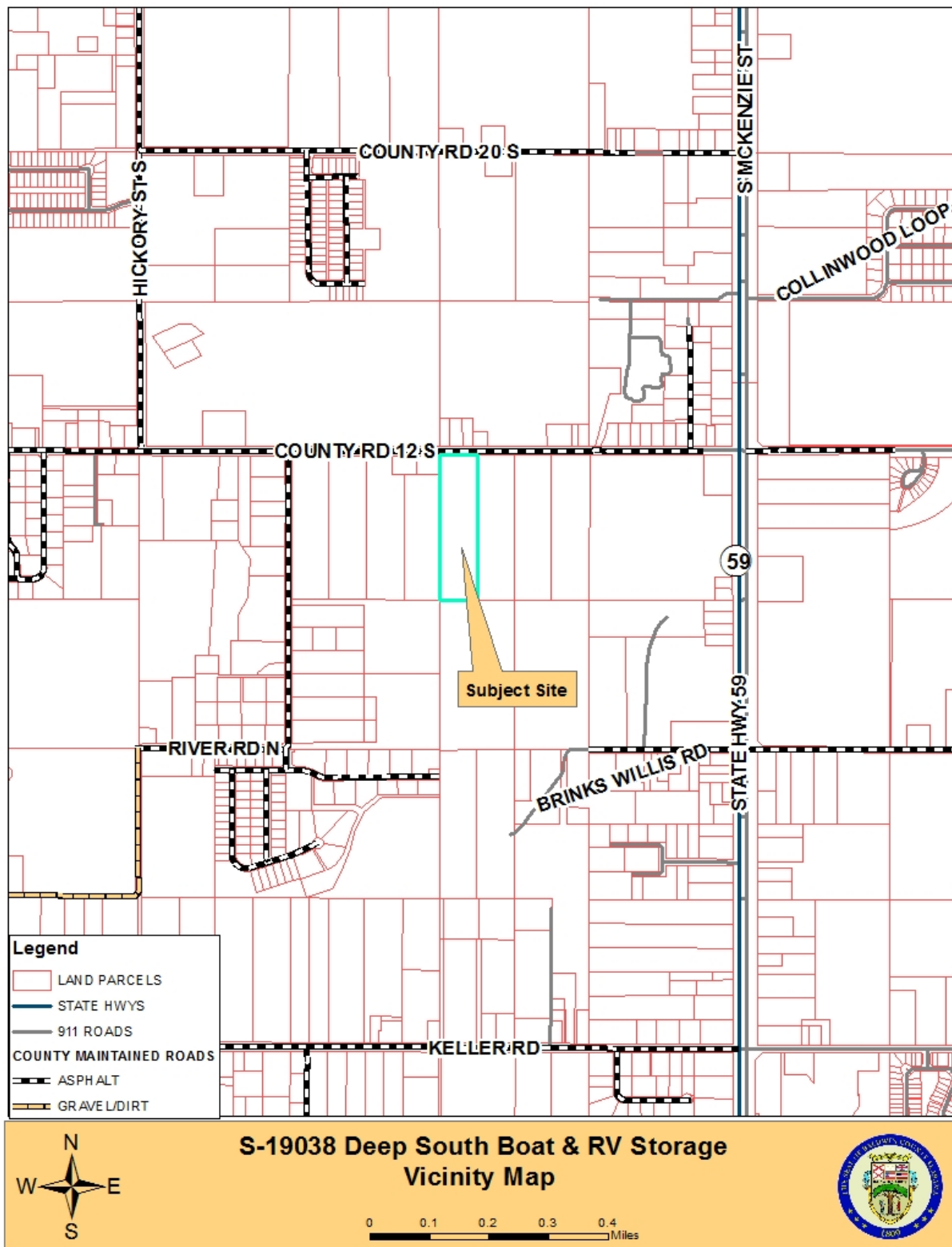
V. STAFF COMMENTS:

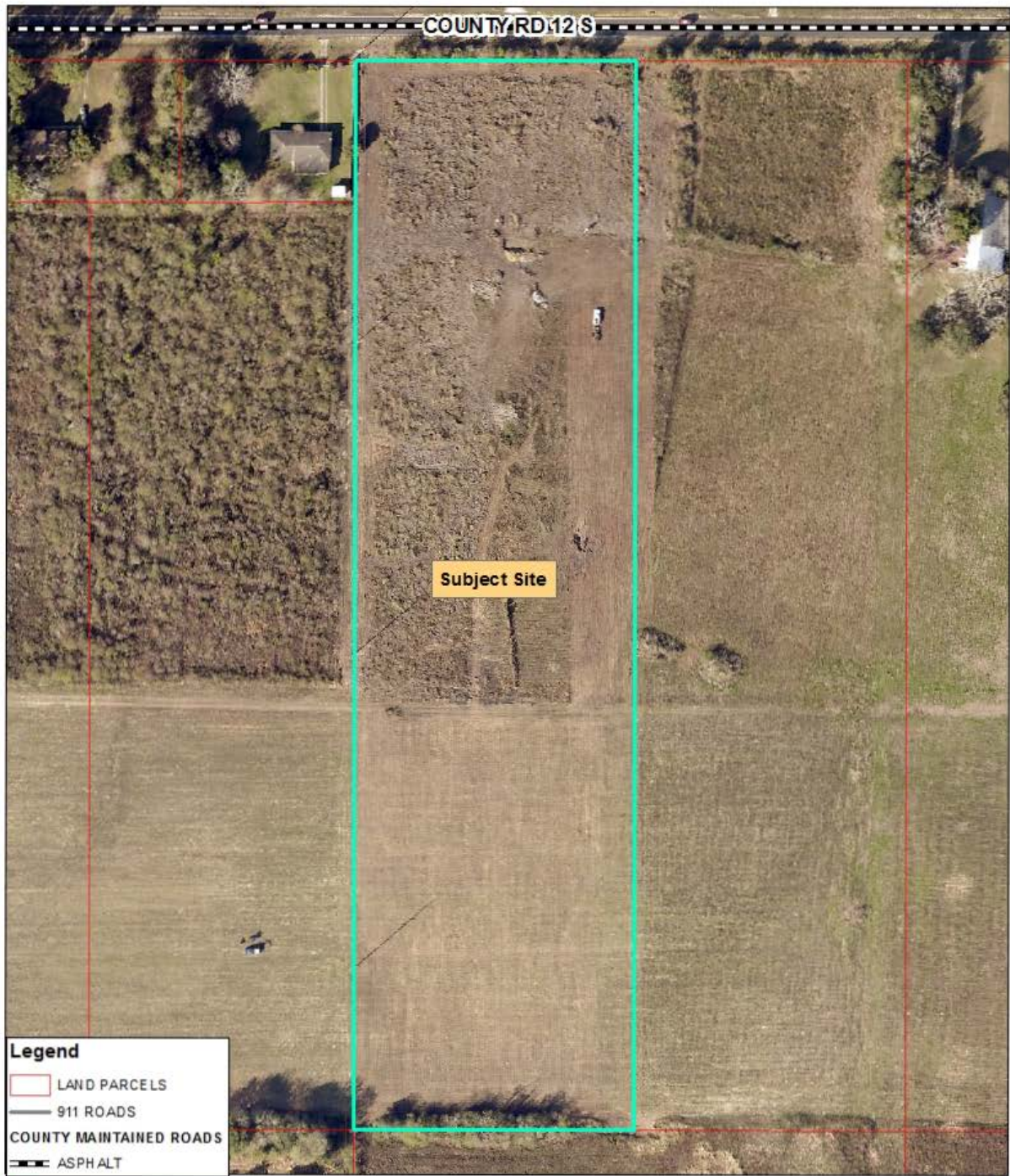
Items for consideration:

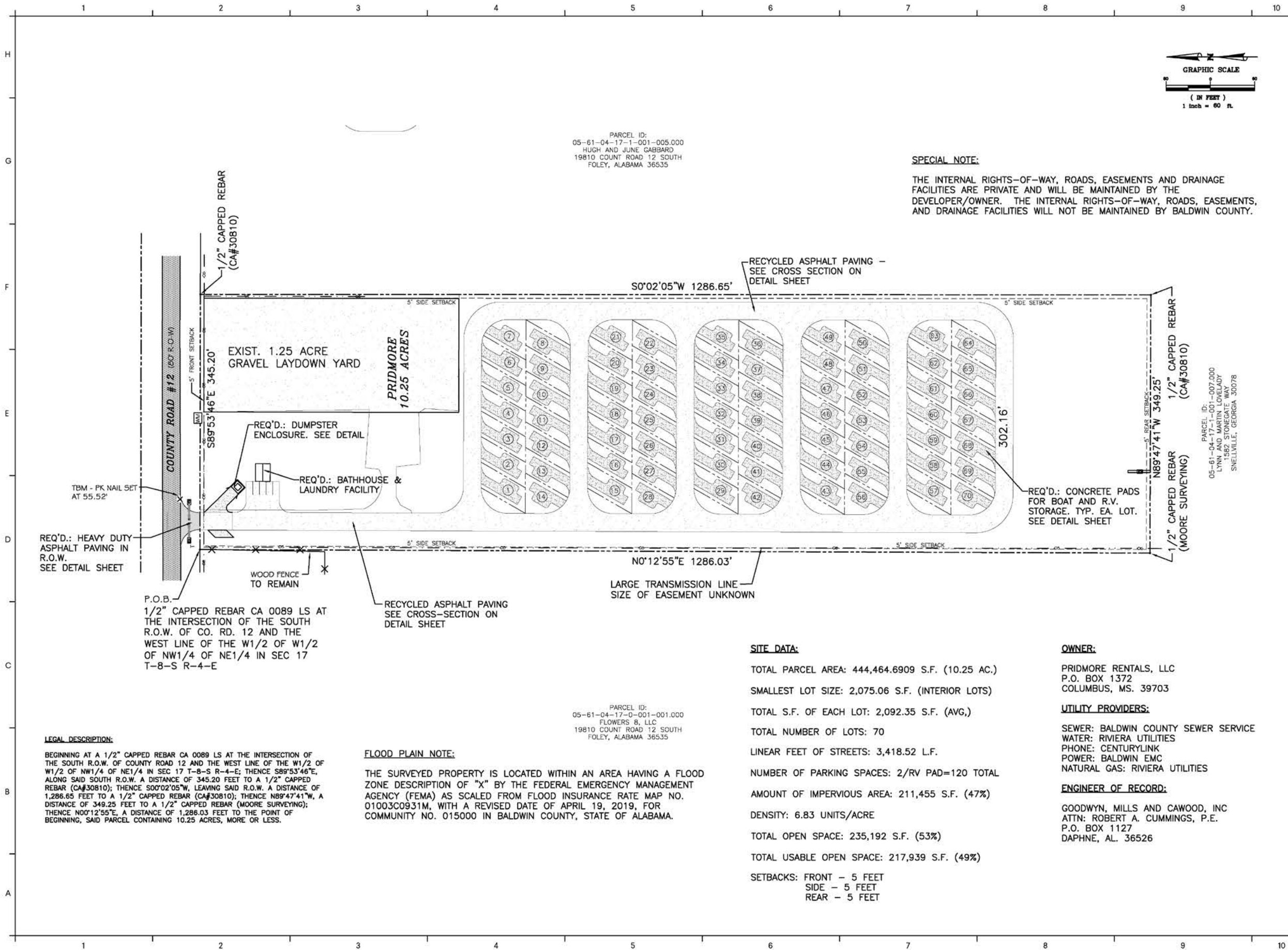
- All items of the Final Site Plan meet the requirements of the subdivision regulations.

VI. RECOMMENDATIONS:

Staff recommends that the Final Site Plan for Case No. S-19038, Deep South Boat & RV Storage be **APPROVED.**







SPECIAL NOTE:
THE INTERNAL RIGHTS-OF-WAY, ROADS, EASEMENTS AND DRAINAGE FACILITIES ARE PRIVATE AND WILL BE MAINTAINED BY THE DEVELOPER/OWNER. THE INTERNAL RIGHTS-OF-WAY, ROADS, EASEMENTS, AND DRAINAGE FACILITIES WILL NOT BE MAINTAINED BY BALDWIN COUNTY.



2039 Main Street
Daphne, AL 36526
T 251.626.2626
GMCNETWORK.COM

	MAY	2019

DEEP SOUTH BOAT
AND RV STORAGE
FOLEY, ALABAMA

PRIDMORE RENTALS LLC

GMC Project CMOB190024

OVERALL SITE PLAN

Scale: 1"=60'

C3.01
Sheet 3 of 12

SITE DATA:

TOTAL PARCEL AREA: 444,464.6909 S.F. (10.25 AC.)
SMALLEST LOT SIZE: 2,075.06 S.F. (INTERIOR LOTS)
TOTAL S.F. OF EACH LOT: 2,092.35 S.F. (AVG.)
TOTAL NUMBER OF LOTS: 70
LINEAR FEET OF STREETS: 3,418.52 L.F.
NUMBER OF PARKING SPACES: 2/RV PAD=120 TOTAL
AMOUNT OF IMPERVIOUS AREA: 211,455 S.F. (47%)
DENSITY: 6.83 UNITS/ACRE
TOTAL OPEN SPACE: 235,192 S.F. (53%)
TOTAL USABLE OPEN SPACE: 217,939 S.F. (49%)
SETBACKS: FRONT - 5 FEET
SIDE - 5 FEET
REAR - 5 FEET

OWNER:

PRIDMORE RENTALS, LLC
P.O. BOX 1372
COLUMBUS, MS. 39703

UTILITY PROVIDERS:

SEWER: BALDWIN COUNTY SEWER SERVICE
WATER: RIVIERA UTILITIES
PHONE: CENTURYLINK
POWER: BALDWIN EMC
NATURAL GAS: RIVIERA UTILITIES

ENGINEER OF RECORD:

GOODWYN, MILLS AND CAWOOD, INC
ATTN: ROBERT A. CUMMINGS, P.E.
P.O. BOX 1127
DAPHNE, AL. 36526

FLOOD PLAIN NOTE:

THE SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESCRIPTION OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS SCALED FROM FLOOD INSURANCE RATE MAP NO. 01003C0931M, WITH A REVISED DATE OF APRIL 19, 2019, FOR COMMUNITY NO. 015000 IN BALDWIN COUNTY, STATE OF ALABAMA.



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Agenda Item 8.a

Case No. P-19003

Lazzari Property

Conditional Use Approval for a Wireless Communications Tower

August 1, 2019

Subject Property Information

Planning District: 15
General Location: County Road 54 West
Physical Address: 24900 County Road 54 West
Parcel Numbers: 05-43-07-25-0-000-004.001
Existing Zoning: RA, Rural Agricultural District
Existing Land Use: Agricultural
Proposed Land Use: Wireless Communications Tower
Acreage: 39 ± acres
Applicant: Bob Chopra, Sam Inc for Verizon Wireless
3300 S. OBT Suite 106
Orlando, FL 32839
Owner: Celeste & Cynthia Lazzari
24801 County Road 54 West
Daphne, AL 36526
Lead Staff: DJ Hart, Planning Technician
Attachments: *Within Report*

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

Summary and Recommendation

The applicant is requesting Conditional Use approval to allow for the construction of a 190' tall self-support communications tower to improve wireless coverage in and around the nearby residential communities and south Baldwin County for Verizon Wireless customers. The subject property is zoned RA, consists of approximately 39 acres, and is currently being used for agricultural uses. A tower of this type may be allowed under the RA designation, subject to the Conditional Use approval of the Planning Commission.

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:

- (a) The following general commercial uses: recreational vehicle park (see *Section 13.9: Recreational Vehicle Parks*).
- (b) The following local commercial uses: bed and breakfast or tourist home (see *Section 13.11: Bed and Breakfast Establishments*).

3.2.4 *Conditional uses.* 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 conditional uses:

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

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

Maximum Height of Structure in Feet	35
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

Agency Comments

Baldwin County Highway Department:

Seth Peterson: No comments.

Frank Lundy: No comments.

ADEM: No comments.

Municipality (City of Daphne):

Good morning,
 With regard to the conditional use request for the cell tower, I don't have anything to add. If it was approved last year, the circumstances for review haven't changed enough to warrant denial.
 Take care,
 Adrienne

Staff Analysis and Findings

The following factors for reviewing Conditional Use approvals are found in Section 18.11.1 of the *Baldwin County Zoning Ordinance*.

Section 18.11.1 Authorization. The Planning Commission may, under the prescribed standards and procedures contained herein, authorize the construction or initiation of any use that is expressly permitted as a Conditional Use in a particular zoning district; however, the county reserves full authority to deny any request for Conditional Use, to impose conditions on the use, or to revoke approval at any time, upon finding that the permitted use will or has become unsuitable and incompatible in its location as a result of any nuisance or activity generated by the use.

Section 18.11.4 *Standards for approval*. A Conditional Use may be approved by the Planning Commission only upon determination that the application and evidence presented clearly indicate that all of the following standards have been met:

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

The Baldwin County Master Plan provides a future land use designation of Rural for the subject property. Agriculture, forestry, and similar activities are included with this future land use category. Single family dwellings, institutional uses, recreational uses, limited commercial uses which are intended to serve a rural area and transportation, communication and utility uses are also included subject to the requirements found within the Zoning Ordinance. This category is designed to protect the essential open character of rural areas until it is timely to reclassify the land to appropriate residential, commercial or industrial categories. Zoning designations may include RR, CR, RA and RSF-E. Since the proposed use is analogous to a use which may be allowed under the RA designation, it is consistent with the Zoning Ordinance as well as the Master Plan.

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

The subject property's current land use is agricultural. The property adjoins County Road 54 West on its western property line and the adjoining properties to the north, east, south, and west are agricultural.

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

Staff anticipates no significant impacts. Although there are residences located on nearby properties, the submitted information indicates proposed setbacks which will more than account for the overall height of the tower as well as the distances from residences on nearby parcels.

A use of this type will not generate heavy traffic.

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

Please see responses to items (b) and (c), listed above.

Section 18.11.5 *Conditions and restrictions on approval*. In approving a Conditional Use, the Planning Commission may impose conditions and restrictions upon the property benefited by the Conditional Use approval as may be necessary to comply with the standards set out above, to reduce or minimize any potentially injurious effect of such conditional use upon the property in the neighborhood, and to carry out the general purpose and intent of the ordinances. In approving any Conditional Use, the Planning Commission may specify the period of time for which such approval is valid for the commencement of the proposed Conditional Use. The Planning Commission may, upon written request, grant extensions to such time allotments not exceeding 6 months each without written notice or hearing. Failure to comply with any such condition or restriction imposed by the Planning Commission shall constitute a violation of these ordinances. Those Conditional Uses which the Planning Commission approves subject to conditions shall have specified by the Planning Commission the time allotted to satisfy such conditions.

Staff Comments and Recommendation

As stated previously, the applicant is requesting Conditional Use approval to allow for the construction of a 190' tall self-support communications tower to improve wireless coverage in and around the nearby residential communities and south Baldwin County for Verizon Wireless customers. The subject property is zoned RA, consists of approximately 39 acres, and is currently being used for agricultural uses. A tower of this type may be allowed under the RA designation, subject to the Conditional Use approval of the Planning Commission.

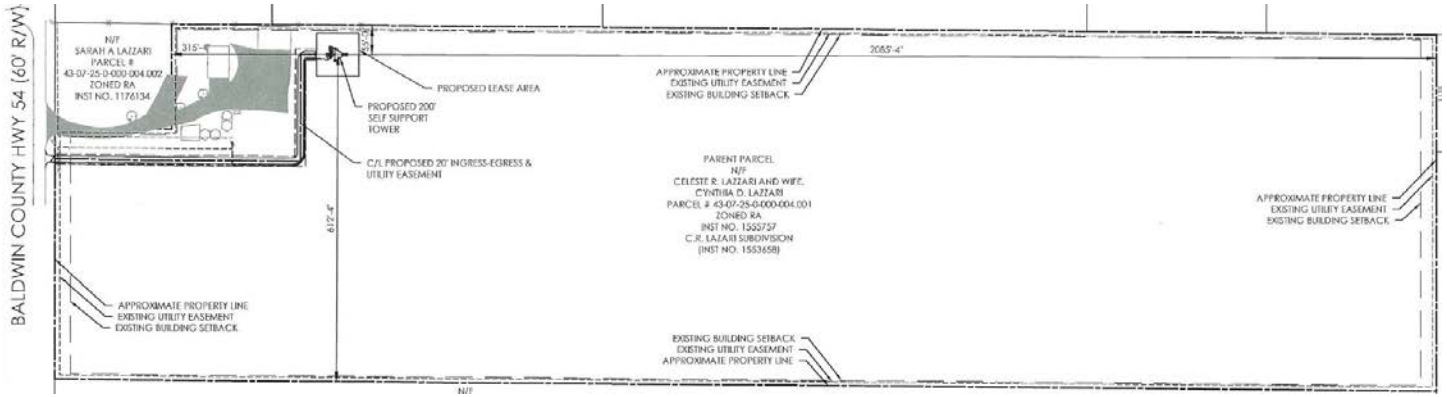
Staff recommends that request be **APPROVED** subject to the following conditions: *

- Approval shall be for this applicant and this location only.
- A Baldwin County Land Use Certificate shall be obtained no later than six (6) months from the date of Conditional Use approval. The Planning Commission may grant additional time if deemed necessary.
- Signage, if any, must comply with Article 16 of the *Baldwin County Zoning Ordinance*.
- Appropriate lighting, if required by the FAA, shall be provided.
- All requirements of the *Baldwin County Subdivision Regulations* shall be met.
- Any expansion of the proposed tower shall necessitate additional review and approval by the Planning Commission.
- FAA approval required, if applicable.
- The Planning Commission may impose additional conditions as it sees fit.

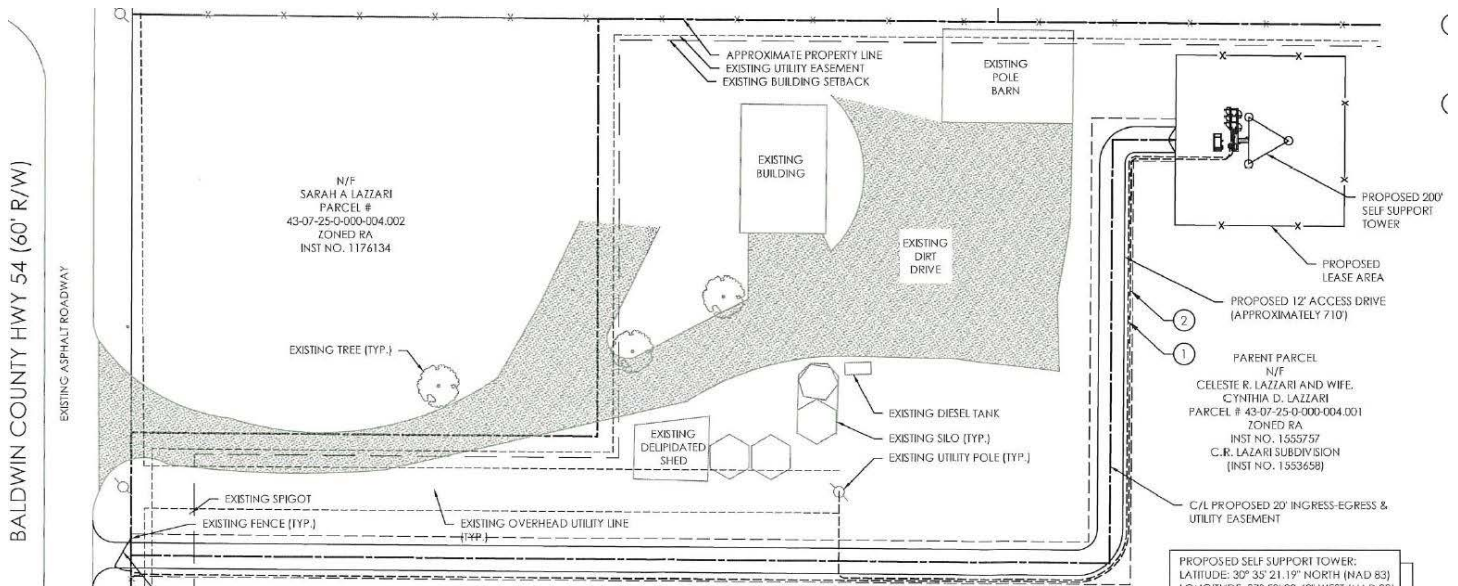
**On Conditional Use applications, the Planning Commission makes the final decision.*

Site Plan

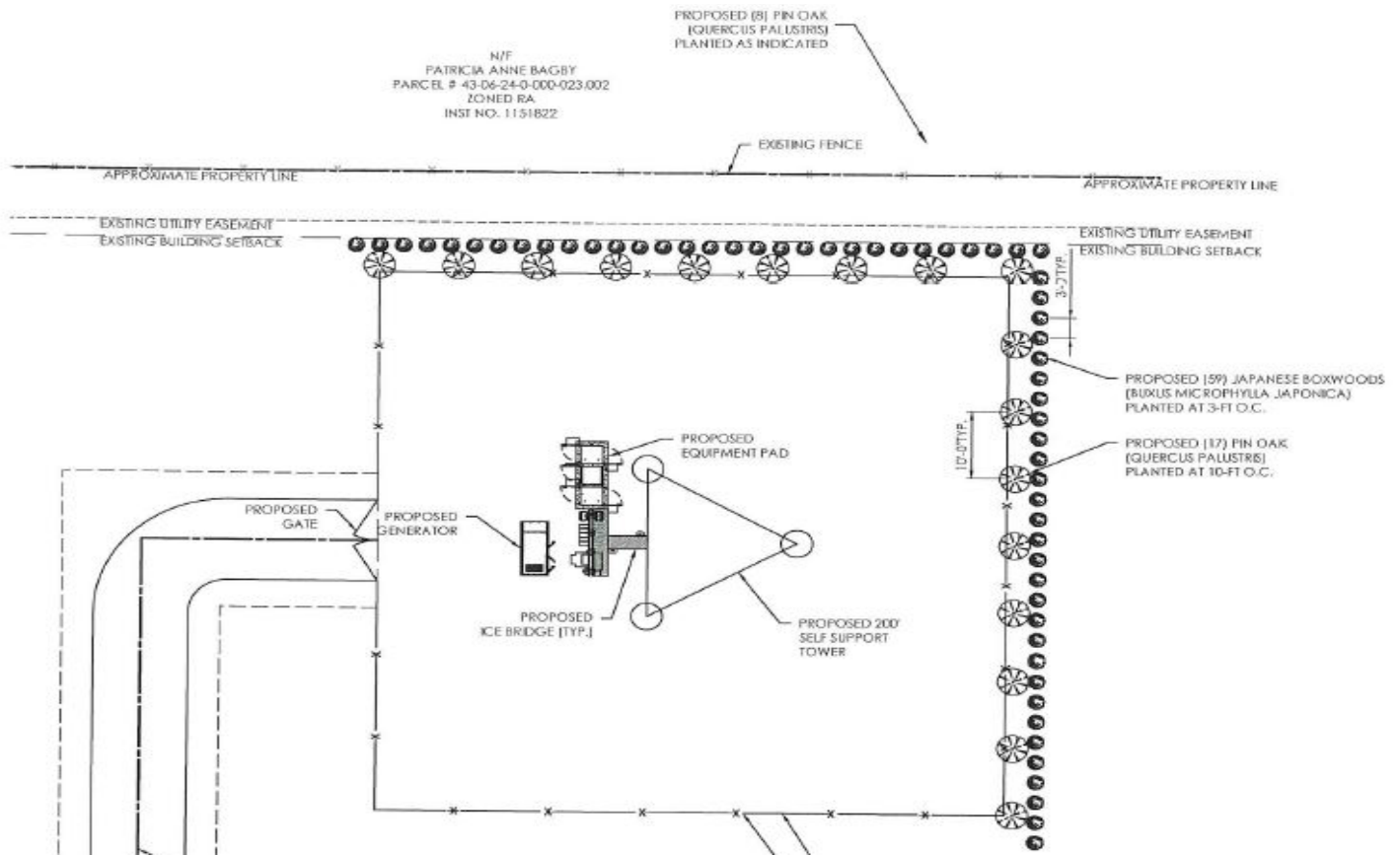
Full Parcel View



Zoomed-In Site View



Landscape Plan



Property Images

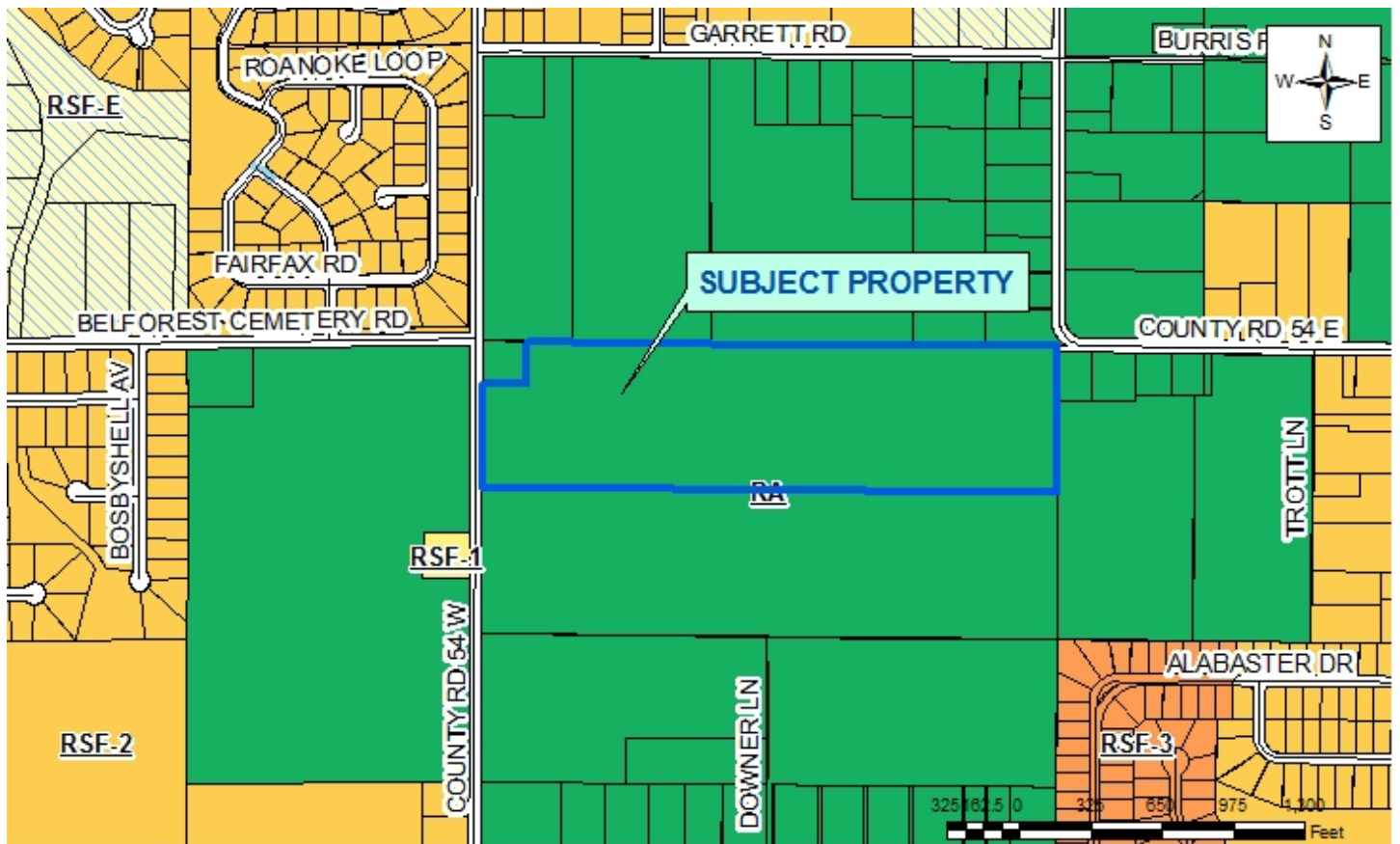




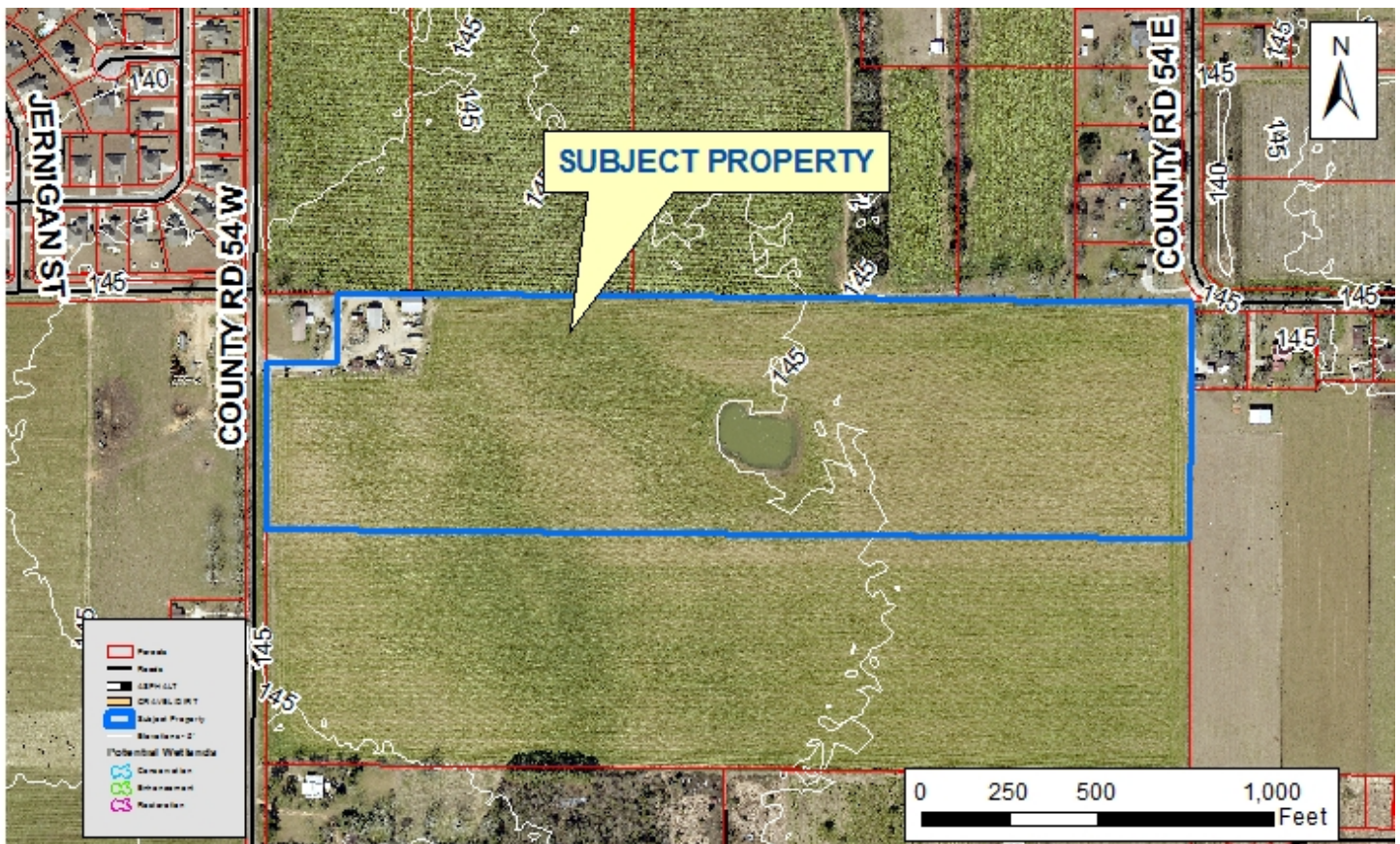
**ADJOINING PROPERTY
TO THE NORTH**

07/15/2019

Locator Map



Site Map





Chaucer-HGCE-AL – Baldwin County, AL Coverage Objectives

Coverage predictions are using Reference Single Receive Power (RSRP), is the average power of a single downlink reference signal. Downlink is from the centerline of the antenna to the mobile.

RSRP level above -85 dBm is consider good indoor coverage.

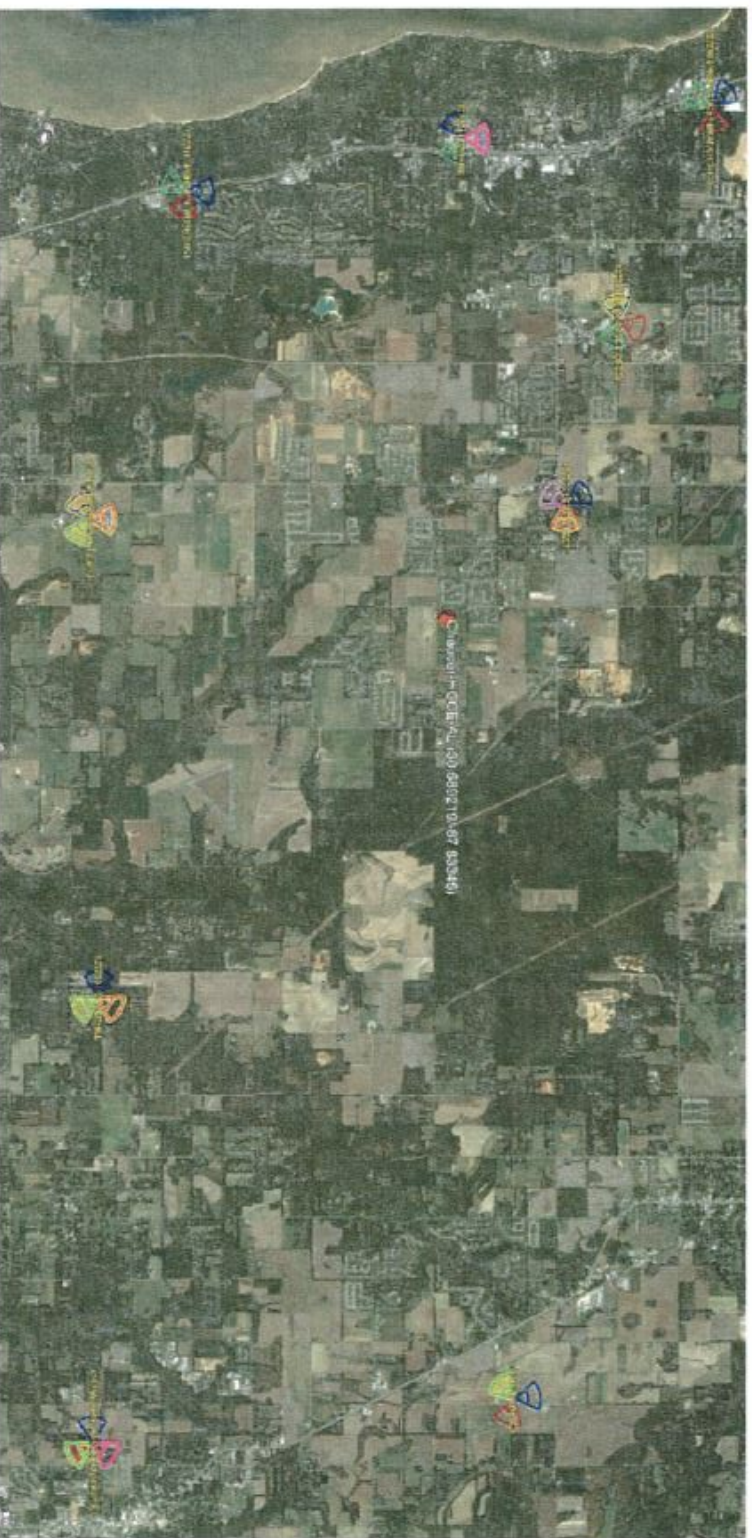
RSRP level between -85 dBm and -95 dBm is consider good outdoor coverage and poor indoor coverage.

RSRP level below -95 dBm is consider poor coverage.



Chaucer-HGCE-AL – Baldwin County, AL Coverage Objectives

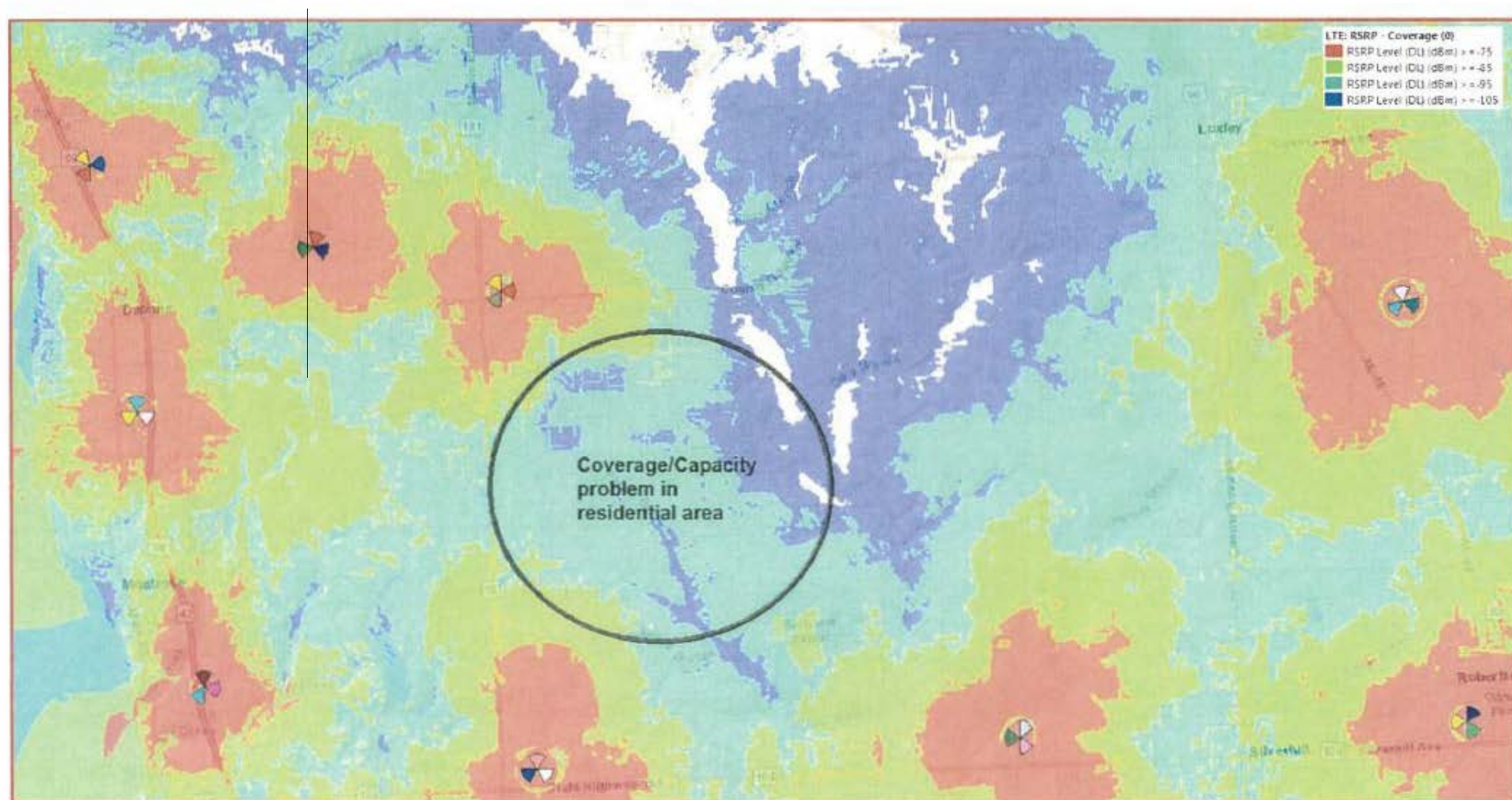
- 1.5 MILES FROM 127262
BELFOREST
- 3.0 MILES FROM 127718
HOMESTEAD
- 4 MILES FROM 127224
DAPHNE
- 4.1 MILES FROM 127289
MOB MONTROSE
- 4.2 MILES FROM 127258
SILVER HILL





CURRENT COVERAGE

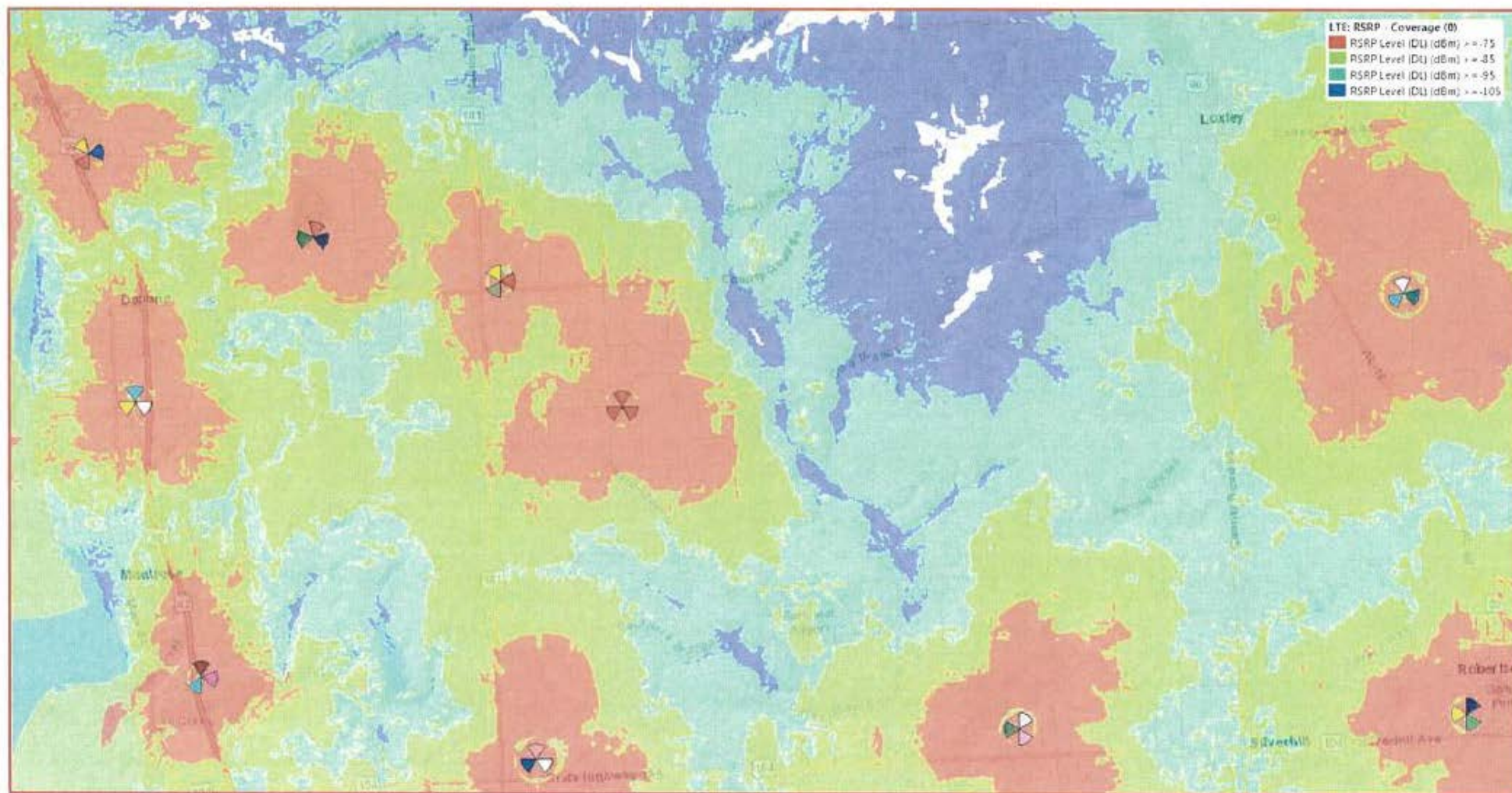
LTE: 700 RSRP COVERAGE





COVERAGE with CHAUCER - New Build Site

LTE: 700 RSRP COVERAGE





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Agenda Item 8.b

Case No. Z-19033

McNeil Property

Rezone RTF-4, Two Family District to MR, Marine Recreation District

August 1, 2019

Subject Property Information

Planning District: 25
General Location: North of State Hwy 180
Physical Address: 1611 St Hwy 180 Gulf Shores, AL
Parcel Numbers: 05-69-08-02-0-006-003.000
Existing Zoning: RTF-4, Two Family District
Proposed Zoning: MR, Marine Recreation District
Existing Land Use: Vacant
Proposed Land Use: Residential and Fishing Charters
Acreage: 1 acre, more or less
Applicant: Water McNeil
27253 Boat Basin Rd
Orange Beach, AL 36561
Owner: same
Lead Staff: Celena Boykin, Planner
Attachments: *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Water	Mobile Bay
South	State Hwy 180	State Hwy 180
East	Residential	RTF-4, Two Family District
West	Marina	B4, Major Commercial

Summary

The subject property, which consists of 1 acre, is currently zoned RTF-4, Two Family District. The designation of MR, Marine Recreation District, has been requested for the purpose of creating a fishing charter business and build a single family home.

Section 4.6 RTF-4, Two Family District

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

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

4.6.3 *Conditional uses.* 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 conditional uses:

- (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.

4.6.4 *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:

The following local commercial use: bed and breakfast or tourist home (see *Section 13.11: Bed and Breakfast Establishments*).

4.6.5 *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 in Feet	35
Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Maximum Density	4 Dwelling Units per Acre
Minimum Lot Area/Dwelling Unit	7,500 Square Feet
Minimum Lot Width at Building Line	60-Feet

Minimum Lot Width at Street Line
Ground Coverage Ratio

30-Feet
.35

Section 6.1 MR, Marine Recreation District

6.1.1 *Generally.* This zoning district is intended to provide for water related recreation activities.

6.1.2 *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) Marine recreation uses.
- (d) Outdoor recreation uses.
- (e) The following general commercial uses: country club; hotel or motel; night club, bar, tavern.
- (f) The following local commercial uses: bed and breakfast or tourist home; cafe; convenience store; delicatessen; gift shop; restaurant.
- (g) The following professional service and office uses: office.
- (h) The following institutional uses: church or similar religious facility.
- (i) The following agricultural uses: Silviculture.
- (j) Single Family dwellings including manufactured housing and mobile homes.
- (k) Accessory structures and uses.

6.1.3 *Conditional use.* 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 a conditional use:

The following institutional uses: day care home.

6.1.4 *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 18.6 Variances*, and *Article 20: Nonconformities*, the area and dimensional ordinances set forth below shall be observed.

Maximum Height of Structure in Feet	45
Maximum Height of Structure in Habitable Stories	4
Minimum Front Yard	25-Feet
Minimum Rear Yard	25-Feet
Minimum Side Yards	10-Feet

Minimum Lot Area	80,000 Square Feet
Maximum Impervious Surface Ratio	.80
Minimum Lot Width at Building Line	165-Feet
Minimum Lot Width at Street Line	No Minimum

Agency Comments

Baldwin County Highway Department (Seth Peterson): I do not have any comments for this case.

Baldwin County Highway Department (Frank Lundy): The Highway Maintenance Section does not have any comments to add for this case.

ADEM, J. Scott Brown: Regarding Case no. Z-19033 McNeil Property Parcel Identification Number: 05-69-08-02-0-006-003.000, the parcel is located within the defined coastal area of Alabama (ADEM Admin. Code r. 335-8-1-.02[k]) and is therefore subject to the enforceable policies of the Alabama Coastal Area Management Program (ACAMP). From a desktop review, the ADEM's finding is that the parcel is not yet developed with the beach and nearshore areas existing in a natural and stable state. Any future plans to alter the beach and/or nearshore environment (e.g., dredging, shoreline armoring, pier/dock construction) would be subject to review and approval by the ACAMP (ADEM Admin. Code r. 335-8-1-.09) and require a federal permit from the Mobile District U.S. Army Corps of Engineers prior to undertaking. Approval by the ADEM of such requests is not guaranteed.

Additionally, the parcel may be located in critical habitat (ADEM Admin. Code r. 335-8-2-.01[2][b]) and the applicant should coordinate with U.S. FWS prior to conducting any land disturbance activities to avoid any unauthorized incidental takings of threatened or endangered species.

ALDOT (Darrin Reed): No, I don't have any comments.

U.S. Fish and Wildlife Service, Bill Lynn: This lot does not contain ABM habitat., Thus, no permits will be needed from the U.S. Fish and Wildlife Service. It appears to contain wetlands, thus we recommend the applicant contact the U.S. Army Corps of Engineers and Alabama Department of Environmental Management for appropriate permits.

Fort Morgan Planning and Zoning Advisory Committee, Carol N. Kittrell, Recording Secretary :
Meeting, July 15, 2019

Case No. Z-19033 McNeil Property: Property owner Walter McNeil addressed the committee regarding his request for approval to rezone approximately 1 acre from RTF-4 to MR to allow fishing charters and a single-family residence on the parcel.

The committee voted unanimously to recommend approval of the rezoning request for MR zoning.

Staff Analysis and Findings

The following factors for reviewing zoning amendments are found in Section 19.6 of the *Baldwin County Zoning Ordinance*. These factors are to be considered when an application is being reviewed for rezoning.

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

The subject property is currently occupied with a recreational vehicle. The property adjoins State Highway 180 to the south. The adjoining property to the west is a marina. The adjoining property to the east is residential.

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

Planning District 25 was zoned in November 1993. At that time each planning district was governed by its own zoning ordinance. In 1999, the individual zoning ordinances were combined into one. In March 2007 the Baldwin County Zoning Ordinance was amended to allow all zoning designations in all zoned planning districts.

On August 8, 2005, the adjacent marina property was annexed into the City of Gulf Shores. The marina property had been rezoned to B-4 earlier in 2005. Upon de-annexation, the marina property was returned to its B-4 designation.

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

The Baldwin County Master Plan, 2013, provides a future land use designation of residential for the subject property. Approval of the rezoning will result in an amendment of the Future Land Use Map to commercial.

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

No conflicts.

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

No adverse impacts.

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

See response to Standard Number 1.

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

The adjacent property to the west (marina) is zoned B-4.

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

Timing is not a factor.

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

See ADEM response under Agency Comments listed above.

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

Staff anticipates no adverse impacts.

11.) Other matters which may be appropriate.

Staff Comments and Recommendation

As stated previously, the subject property, which consists of 1 acre, is currently zoned RTF-4, Two Family District. The designation of MR, Marine Recreation District, has been requested for the purpose of creating a fishing charter business and build a single family home.

Staff has no major issues with this request and recommends **APPROVAL** to the County Commission. * A decision should be made, based on the information obtained at the public hearing.

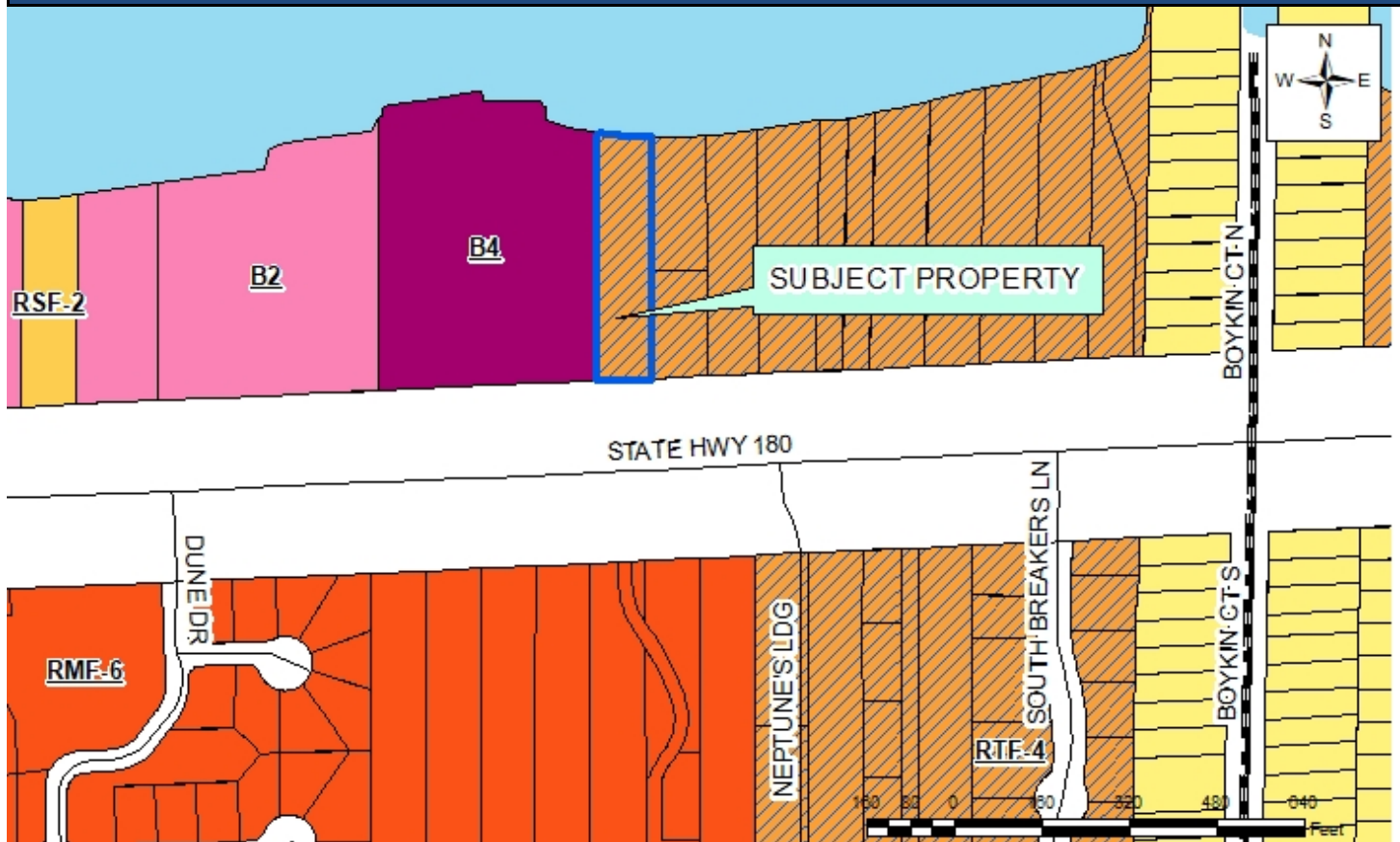
**On rezoning applications, the Planning Commission will be making a recommendation to the County Commission.*

Property Images





Locator Map



Site Map

