



Baldwin County Planning & Zoning Commission Agenda

Thursday, March 5, 2020
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:**

February 6, 2020 meeting minutes
6. **Announcements/Registration to address the Commission.**
7. **Consideration of Applications and Requests: Re-Zoning Cases**
 - a.) **Case P-20004, Seaman Capital LLC 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 9,100-square foot retail store on property zoned B-2.

Location: The subject property is located on the corner of US Hwy 98 and County Road 97, in Planning District 22.

b.) Case Z-20007, Savannah Estates PRD Site Plan Approval

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

Purpose: The applicant is requesting Planned Residential Development Site Plan Approval for a 355-lot development on 122.3 acres to be known as Savannah Estates.

Location: The subject property is located .4 mile north and .6 mile east of the intersection of Co Rd 54 and Co Rd 64 in Planning District 15.

c.) Case TA-20001, Text Amendment to Section 2.3.26 of the Baldwin County Zoning Ordinance

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

Purpose: Text Amendment to Section 2.3.26 of the Baldwin County Zoning Ordinance, Local Provisions for Planning District 26.

8. Consideration of Applications and Requests: Subdivision Cases

a.) Case S-19067, Pecan Way RV Park, Phase I, 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 5-site RV Park on 4.19 acres.

Location: The subject property is located on the northeast side of the intersection of County Road 26 and Grantham Road.

b.) Case S-20004, Thompson Hall Quadplexes, 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 16-unit development on 1.98 acres.
- Location: The subject property is located on the northeastern intersection of Thompson Hall Road and Twin Beech Road, approximately 0.50 miles west of State Highway 181 in Fairhope.

c.) Case S-20010 Walden Fields Subdivision, Development Permit Approval

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

- Purpose: The applicant is requesting Development Permit Approval for a 7-lot subdivision on 7.96 acres.
- Location: The subject property is located on the north side of Redmond Lane and along the west side of Walden Lane approximately 0.50 miles from US Highway 31.

d.) Case S-20011, Magnolia Acres Ph 2, Development Permit Approval

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

- Purpose: The applicant is requesting Development Permit Approval for a 17-lot subdivision on 37.88 acres
- Location: The subject property is located on the south side of Co Rd 28, approximately 0.65 miles west of Co Rd 55 in the Summerdale area.

e.) Case S-20016, Silver Pines, resub of lot 6, Development Permit Approval

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

- Purpose: The applicant is requesting Development Permit Approval for a 2-lot subdivision on 7.38 acres.

Location: The subject property is located on the west side of West Blvd. approximately 0.34 miles north of North Blvd. in Silverhill.

f.) Case S-20021 Young Owen Subdivision, Development Permit Approval

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

Purpose: The applicant is requesting Development Permit Approval for a 3-lot subdivision on 2 acres.

Location: The subject property is located on the north side of Buzbee Road, approximately 1.5 miles west of Stagecoach Road.

9.) Old Business:

10.) New Business:

11.) Public Comments

12.) Reports and Announcements:

Staff Reports

Legal Counsel Report

Next Regular Meeting: April 2, 2020

13.) Adjournment.



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Agenda Item 7.a

Case No. P-20004

Seaman Capital LLC Property

Conditional Use Approval

March 5, 2020

Subject Property Information

Planning District: 22
General Location: Corner of US Highway 98 and County Road 97
Physical Address: N/A
Parcel Number: 05-52-09-30-0-000-010.008
Current Zoning: B-2, Neighborhood Business District
Existing Land Use: Vacant
Proposed Land Use: Discount/Variety Store (Exceeding 8,000 Square Feet)
Acreage: 2.25 acres, more or less of a 6.96 acre tract
Applicant: The Broadway Group, LLC
PO Box 18968
Huntsville, AL 35804
Owner: Seaman Capital LLC
3 Chery Hills
Shoal Creek, AL 35242
Lead Staff: Linda Lee, Planner
Attachments: *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Residential and Commercial	B3, General Business District RA, Rural Agricultural District
South	Vacant	B2, Neighborhood Business District
East	Agricultural	RA, Rural Agricultural District
West	Vacant	B4, Major Commercial District

Summary and Recommendation

The applicant is requesting Conditional Use approval to allow for a Commercial Retail Store which exceeds 8,000 square feet on property zoned B-2, Neighborhood Business District. In Neighborhood Business Districts Discount/Variety stores exceeding 8,000 square feet may be allowed through the Conditional Use process, subject to the approval of the Planning Commission. The proposed retail store is 9,100 square feet.

Staff recommends that Case P-20004, Seaman Capital LLC Property be **APPROVED*** subject to the conditions outlined at the end of this staff report.

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:

- | | |
|--|--|
| (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 uses. The following uses are permissible as conditional uses in the B-2, Neighborhood Business District, subject to the standards and procedures established in *Section 18.11: Conditional Uses*:

- | | |
|--|--|
| (a) Air conditioning sales and service | (j) Drug store (exceeding 8,000 square feet) |
| (b) Amusement arcade | (k) Exterminator service office |
| (c) Animal clinic/kennels | (l) Golf course |
| (d) Arboretum | (m) Liquor store |
| (e) Ball field | (n) Mini-warehouse |
| (f) Business machine sales and service | (o) Night club, bar, tavern |
| (g) Car wash | (p) Office equipment and supplies sales |
| (h) Country club | (q) Park or playground |
| (i) Discount/variety store (exceeding 8,000 square feet) | (r) Pawn shop |
| | (s) Pet shop |

- | | |
|---|---|
| (t) Plumbing shop | (aa) Water storage tank |
| (u) Restaurant sales and supplies | (bb) Wildlife sanctuary |
| (v) Riding academy | (cc) Wireless telecommunication facility |
| (w) Rug and/or drapery cleaning service | (dd) Dwellings, in combination with commercial uses, subject to the standards listed under <i>Section 5.2.4: Mixed uses</i> |
| (x) Seafood store | |
| (y) Swimming pool (outdoor) | |
| (z) Tennis court (outdoor) | |

5.2.4 *Mixed uses.* Mixed residential and commercial uses may be permissible as conditional uses in the B-2 Neighborhood Business District, subject to the standards and procedures established in *Section 18.11: Conditional Uses*, 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 (1/2) 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 in Feet	35
Maximum Height of Structure in Habitable Stories	2 1/2
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

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

Baldwin County Highway Department:

From: Tyler W. Mitchell

Sent: Friday, February 14, 2020 1:30 PM

To: D Hart <DHart@baldwincountyal.gov>; Mary Booth <MBOOTH@baldwincountyal.gov>

Cc: Frank Lundy <FLundy@baldwincountyal.gov>

Subject: RE: P-20004 Seaman Capital LLC Property

DJ,

The County will review storm water design to ensure conformance with the requirements detailed in the Baldwin County Subdivision Regulations. It appears that the development will connect only to US 98, which would require coordination with ALDOT. If connection to CR 97 is desired, a commercial access/turnout permit would be needed from the County.

Thanks,

Tyler Mitchell, P.E.
Construction Manager

ALDOT:

From: Smith, Michael [<mailto:smithmi@dot.state.al.us>]

Sent: Wednesday, February 12, 2020 11:22 AM

To: D Hart <DHart@baldwincountyal.gov>

Subject: FW: New Projects

DJ,

I have attached the comments we gave to Broadway Group recently concerning the parcel in question (I assume the same usage at this time). The email below has our comments from the review of the attached preliminary site plans. Please let me know if you need anything else. Thank you for reaching out.

Good afternoon Paige and Savannah,

These are somewhat connected in our review and have very similar traffic counts on US 98 (@10k AADT), so I am sending to you both for reference.

US 98/ CR 97 Site

- This location presents some concerns as it presents the same traffic volume on US 98 as the other site.
- We would suggest when subdividing the large parcel, there be an internal or cross access easement connection to CR 97 that will provide access to the WB left movements, and there be a right-in right-out to US 98. That US 98 connection would be shared or internally connected to the remaining property for use if/ when it develops.
- A full access option to US 98 for this site would be to construct a Center turn lane as is present in Magnolia Springs.
 - This would present an option for WB lefts off of US 98, internal connection to the remaining property would still be assumed as that remaining frontage will not be adequate for an additional access to US 98 and access could be obtained off CR 97, depending on that usage further widening may be required to provide a WB left onto CR 97 by that developer.

If you have any questions please contact us to discuss. Thank you.

MICHAEL SMITH
AREA PERMIT MNGR.

Staff Analysis and Findings

The applicant is requesting Conditional Use approval to allow for a Commercial Retail Store which exceeds 8,000 square feet on property zoned B-2, Neighborhood Business District. In Neighborhood Business Districts Discount/Variety stores exceeding 8,000 square feet may be allowed through the Conditional Use process, subject to the approval of the Planning Commission. The proposed retail store is 9,100 square feet.

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 – 2013 indicates a future land use designation of Commercial for the subject property. The commercial category is provided for retail and wholesale trade facilities which offer convenience and other types of goods and services. Institutional uses, recreational uses, mixed-use developments and transportation, communication and utility uses may be included in accordance with the Zoning Ordinance. Multiple family developments may also be included. Commercial uses should be located on major streets so as to be accessible to the residential population. Zoning designations may

include RR, B-1, B-2, B-3, B-4, MR and TR. The proposed use is consistent with the Master Plan and the requirements of the zoning ordinance.

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

The area consists of commercial uses to the north. The subject property is currently vacant. The property adjoins State Highway 98 to the north and County Road 97 to the east. The adjoining properties are residential, commercial, and agricultural. The proposed use should not detract from the public's convenience at this location.

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

There are numerous commercial uses located in the vicinity and on adjacent properties. Staff believes that the proposed retail store is consistent with the existing structures and that there will be no significant change in property values as a result.

(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.

See response to item (c) above. Staff knows of no excessive burdens or negative impacts which would result from approval of this conditional use application.

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.

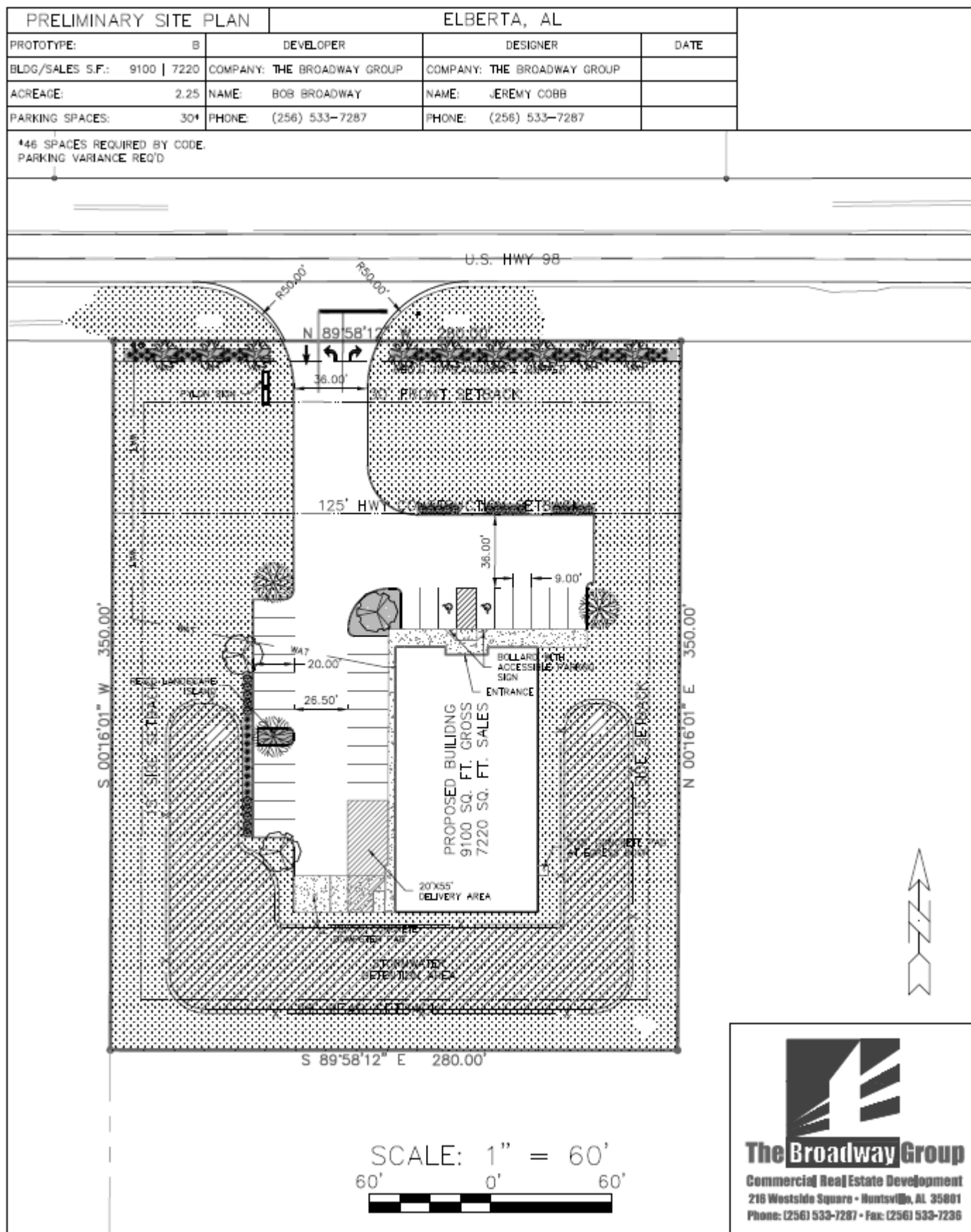
Staff Comments and Recommendation

Staff recommends that Case P-20004 be **APPROVED**, subject to the following conditions:

- ❖ Approval shall be for this applicant and this location only.
- ❖ A land use certificate shall be obtained within six (6) months from the date of approval. Additional time may be granted by the Planning Commission if necessary.
- ❖ All lighting must be down focused.
- ❖ If signage is proposed, a Sign Permit application, demonstrating compliance with Article 16 of the zoning ordinance, shall be submitted to and approved by the Planning and Zoning Department.
- ❖ Storm water facilities are to be installed and inspected prior to the start of construction
- ❖ Any major changes and/or additions shall result in further review and approval by the Planning Commission.

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

Site Plan



Property Images







Rendering of Proposed Retail Store





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Agenda Item 7.b

Case No. Z-20007

Savannah Estates, Planned Residential Development (PRD) Site Plan Approval

March 5, 2020

Subject Property Information

Planning District: 15
General Location: .4 mile north and .6 mile east of the intersection of Co Rd 54 and Co Rd 64
Physical Address: N/A
Parcel Numbers: 05-43-06-13-0-000-002.009, 05-43-06-13-0-000-014.003, 05-43-06-13-0-000-013.000, 05-43-06-13-0-000-002.006 and 05-43-06-13-0-000-014.004
Existing Zoning: RSF-2, Single Family District
Proposed Zoning: Planned Residential Development (PRD), RSF-2 will remain as the underlying zoning
Existing Land Use: Undeveloped with an operating "Dirt Pit"
Proposed Land Use: Residential (355 lot Planned Residential Development to be known as Savannah Estates)
Acreage: 122.3 acres, more or less
Applicant: Kevin Kircharr
 9949-A Bellaton Ave
 Daphne, Alabama 36526
Owner: Same
Lead Staff: Vince Jackson, Planning Director
Attachments: *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Residential (Approved PRD)	RSF-2, Single Family
South	Residential, Agricultural, Dirt Pit	RA, RSF-1 & M-1
East	Residential (The Reserve at Daphne)	RA, Rural Agricultural
West	Agricultural	RA, Rural Agricultural

Summary

The subject properties, which consists of approximately 122.3 acres, are currently zoned RSF-2, Single Family District. The properties are predominantly undeveloped but include an operating dirt pit. Final site plan approval has been requested in order to allow for a 355 lot Planned Residential Development (PRD) to be known as Savannah Estates. According to the information provided, the goal is to provide a variety of home choices from larger estate type lots to smaller residential lots. The Planning Commission previously considered and recommended approval of a PRD site plan for the subject properties on June 6, 2019 (Case Z-19011). The original submittal called for 392 lots on 148.55 acres. This submittal was withdrawn prior to action by the County Commission. A second submittal (Case Z-19055) involving 327 lots, was considered and again recommended for approval on November 7, 2019. The County Commission voted to deny the PRD site plan on December 17, 2019.

Section 4.3 RSF-2, Single Family District

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

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

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

4.3.3 *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.

4.3.4 *Special exception.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following use and structures designed for such use may be allowed as a special exception:

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

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

Maximum Height of Structure in Feet	35-Feet
Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	15,000 Square Feet
Minimum Lot Width at Building Line	80-Feet
Minimum Lot Width at Street Line	40-Feet
Maximum Ground Coverage Ratio	.35

Agency Comments

Baldwin County Highway Department:

Items relating to this site which raise concern.

1. A large portion of the proposed development is located within the footprint of existing excavated dirt pits which would require substantial fill. Building homes and roadway infrastructure over these fill areas can lead to major structural issues unless quality fill materials are used and extreme caution is taken during construction. If approved, major geotechnical and earthwork construction testing will be required.
2. This plan shows one proposed entrance onto CR 54 W. If a second entrance is required, where will it connect? The proposed future 80' right-of-way connecting to County Road 64 is approximately 500 feet east of the County Rd 54 E intersection. Creating an additional intersection conflict point within close proximity of the County Rd 54 E intersection as proposed is cause for concern with traffic safety. Traffic could be much better managed if the connection point were located directly across from the County Rd 54 E intersection. If connection point is not adjusted, controlled access management or limited access may be required for safety. An in-depth traffic analysis would be required to assess impacts to the surrounding roadways and intersections.
3. This site lies within Extra Territorial Jurisdiction of the City of Daphne. Subdivision approval from the City and Baldwin County will be required.

ADEM:

From a desktop review, it appears that the subject properties contain wetlands and stream segments. Wetlands and streams are protected resources under §404 of the Clean Water Act. The applicant should consider having the properties evaluated for the presence of wetlands and streams prior to conducting any construction related land disturbance. Prior authorization from the Mobile District U.S. Army Corps of Engineers is required for any wetlands fill activity or stream impacts.

v/r,
J. Scott Brown, Chief
Mobile Field Office
Alabama Department of Environmental Management
251.304.1176

Municipality (City of Daphne): No comments received.

BCBE: No comments received at this time.

Staff Analysis and Findings

The requirements and standards for review and approval of Planned Developments are found at Article 9 in the *Baldwin County Zoning Ordinance*. According to Section 9.1, It is the purpose of this article to permit Planned Developments which are intended to encourage the development of land as planned communities, encourage flexible and creative concepts of site planning; preserve the natural amenities of the land by encouraging scenic and functional open areas; accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of these ordinances; provide for an efficient use of land resulting in smaller networks of streets and utilities where access to regional systems is impractical and thereby lowering development and housing costs; and provide a stable environmental character compatible with surrounding areas.

Planned Residential Development (PRD) approval requires the submission of a final site plan. The process works in much the same way as a rezoning, and the Planning Commission will make a recommendation to the County Commission as to whether or not the PRD site plan should be approved.

A PRD final site plan shall be prepared by a licensed engineer, architect or land surveyor. The requirements for the site plan are found at Section 9.5.5.2 of the zoning ordinance and are listed as follows:

- (a) Name and address of owner(s) of record.
- (b) Proposed name of the planned development, date, north point, scale, and location.
- (c) Name of licensed engineer, architect or land surveyor.
- (d) Vicinity map showing the location of the planned development.
- (e) Exact boundaries of the site shown with bearings and distances.
- (f) Names and addresses of the owners of land immediately adjoining the site as their names appear upon the plats in the office of the county tax assessor and their addresses appear in the directory of the county or on the tax records of the county.
- (g) Wooded areas, wetlands and any other conditions affecting the site.
- (h) The location of existing streets, buildings, water courses, railroads, transmission lines, drainage structures, public utilities, jurisdiction lines, and any public utility easements on the site and on adjacent land within 100-feet of the site.
- (i) Proposed rights-of-way or easements including location, widths, purposes, and street names.
- (j) The location and size of all lots.
- (k) Proposed minimum building setback lines shown and labeled on each lot.
- (l) Proposed parks, school sites, or other public open spaces, if any.
- (m) Site data:
 - 1. Acreage in total tract.
 - 2. Smallest lot size.
 - 3. Total number of lots.
 - 4. Linear feet in streets.
 - 5. Amount of impervious surface.
 - 6. Density.

- (n) Any area within or adjacent within 100-feet of the proposed planned development subject to inundation by the base flood as defined herein, or subject to periodic inundation by storm drainage overflow or ponding, shall be clearly shown and identified on the site plan.
- (o) Special flood hazard areas and/or coastal high hazard areas as indicated on the latest Flood Insurance Rate Map (FIRM) for the area, along with a statement to that effect.
- (p) An acceptable wetlands jurisdictional determination from a certified environmental consultant if the proposed planned development contains wetlands or if the Zoning Administrator or his/her designee determines potential wetlands from the Generalized Wetland map as defined herein, or through a site visit by County Staff.
- (q) The name of each utility company proposed to provide water, sewer, electrical, and telephone service.
- (r) Proposed land uses and the location of proposed buildings and other structures including walls and fences (when appropriate).
- (s) Number and location of parking spaces.
- (t) The method proposed to maintain private common open areas, buildings or other facilities, including copies of all legal documents necessary to accomplish this.
- (u) A schedule of development (when appropriate).
- (v) Topography, including existing contours at intervals of 2-feet.
- (w) When the final site plan is part of a large-scale PRD, the phase of the project and its location shall be given on the final development site plan.

As stated above, the proposed development is to be known as Savannah Estates. According to the site plan, 355 lots are proposed. This would include 324 lots with a width of 52-feet and an approximate depth of 140-feet and 31 lots with a width of 75-feet and an approximate depth of 140-feet. The smallest lot proposed would be 7,280 square feet, and the larger lots would be at least 10,500 square feet. Proposed open space would be 35.9 acres which would exceed the 20 percent requirement. Rezoning of the properties to RSF-2 was approved by the County Commission on December 17, 2019.

If approved, the development would be constructed based on the following phases:

- Phase 1: 100 Units (33 acres +/-)
- Phase 2: 136 Units (41.2 acres +/-)
- Phase 3: 119 Units (36.8 acres +/-)

A development of the size would be classified as a small scale planned development due to the fact it occupies at least five acres but less than 1000 acres. Copies of the site plan and full project narrative are included as attachments to this staff report.

The subject properties are located adjacent to property, zoned RSF-2, which has been approved for a 468.94 acre Planned Residential Development known as the Reserve at Daphne. This development was approved by

the Baldwin County Commission on November 20, 2018 (Case Z-18046). The project narrative is quoted as follows:

This is a proposed single family development consisting of 609 lots at a density of 1.30 units per acre. There are 204 lots proposed at 52' x 125' (6,500 s.f.) and 317 lots at 60' x 135' (8,100 s.f.) and 88 lots at 100' x 150' (15,000 s.f.). The proposed building setbacks are 25' front and rear with 6' side setbacks on the 52' wide lots, 30' front and rear with 6' side setbacks on the 62' wide lots, and 30' front and rear with 10' side setbacks on the 100' wide lots. Phase 2 of The Reserve, is currently going through the subdivision process. Staff feels that the proposal for Savannah Estates is consistent with the approval granted for The Reserve at Daphne

Staff has reviewed the submittals and has found that the request meets the requirements as setout above. Please note that PRD site plan approval does not represent Subdivision approval. Where a planned development involves the subdivision of land, a subdivision plat shall be approved in accordance with the procedures established in the *Baldwin County Subdivision Regulations*. Subdivision review will come at a later date. The subject properties are located in the extra territorial jurisdiction for the City of Daphne and must meet the subdivision requirements for the City and Baldwin County.

Staff Comments and Recommendation

As stated previously, the subject properties, which consists of approximately 122.3 acres, are currently zoned RSF-2, Single Family District. The properties are predominantly undeveloped but include an operating dirt pit. Final site plan approval has been requested in order to allow for a 355 lot Planned Residential Development (PRD) to be known as Savannah Estates. According to the information provided, the goal is to provide a variety of home choices from larger estate type lots to smaller residential lots. The Planning Commission previously considered and recommended approval of a PRD site plan for the subject properties on June 6, 2019 (Case Z-19011). The original submittal called for 392 lots on 148.55 acres. This submittal was withdrawn prior to action by the County Commission. A second submittal (Case Z-19055) involving 327 lots, was considered and again recommended for approval on November 7, 2019. The County Commission voted to deny the PRD site plan on December 17, 2019.

A development of this size will typically generate many issues. Staff has received several comments indicating concerns with the proposal. These comments and concerns, which are listed below, should be given careful consideration when determining whether or not to grant approval.

Comments from the Baldwin County Highway Department:

1. A large portion of the proposed development is located within the footprint of existing excavated dirt pits which would require substantial fill. Building homes and roadway infrastructure over these fill areas can lead to major structural issues unless quality fill materials are used and extreme caution is taken during construction. If approved, major geotechnical and earthwork construction testing will be required.
2. This plan shows one proposed entrance onto CR 54 W. If a second entrance is required, where will it connect? The proposed future 80' right-of-way connecting to County Road 64 is approximately 500 feet east of the County Rd 54 E intersection. Creating an additional intersection conflict point within close proximity of the County Rd 54 E intersection as proposed is cause for concern with traffic safety. Traffic could be much better managed if the connection point were located directly across from the County Rd 54 E intersection. If connection point is not adjusted, controlled access management or

limited access may be required for safety. An in-depth traffic analysis would be required to assess impacts to the surrounding roadways and intersections.

Comments of Scott Brown from the Alabama Department of Environmental Management (ADEM):

From a desktop review, it appears that the subject properties contain wetlands and stream segments. Wetlands and streams are protected resources under §404 of the Clean Water Act. The applicant should consider having the properties evaluated for the presence of wetlands and streams prior to conducting any construction related land disturbance. Prior authorization from the Mobile District U.S. Army Corps of Engineers is required for any wetlands fill activity or stream impacts.

Staff Comments:

The issues related to fill, as discussed above, were of particular concern during the County Commission meetings with the previous submittals. Additional information is included in the project narrative, and staff has requested additional comments from the Highway Department. The issue will continue to be evaluated as the application works its way through the process. A boring plan has been submitted which is included as an attachment with this staff report.

Regarding traffic impacts, a Traffic Impact Study has been prepared. However, this study was conducted in conjunction with the first submittal and may need to be revised to be consistent with the current application.

One final item of note involves open space. The open space indicated on the current site plan was modified from the previous submittals in order to provide more useable open space and to be more accessible to future residents. The applicant may wish to show the open space as smaller areas located throughout the development which would further enhance accessibility. This could be included as a condition to approval if the Planning Commission finds such a change to be warranted.

The significant population growth which has occurred throughout Planning District 15 indicates that there is a need for additional lots and this proposal will be consistent with development patterns and trends in the area, such as The Reserve at Daphne. While the subject request and The Reserve each stand on their own merits, staff believes it is important to be consistent in its recommendations given the approval which was granted for The Reserve. Unless information to the contrary is obtained from the public hearing, Case Z-20007, Savannah Estates Planned Residential Development Site Plan should be recommended for **APPROVAL** to the County Commission.*

**On Planned Residential Development (PRD) Site Plan approval applications, the Planning Commission will make a recommendation to the County Commission.*









ADJOINING PROPERTY
TO THE WEST

10/14/2019

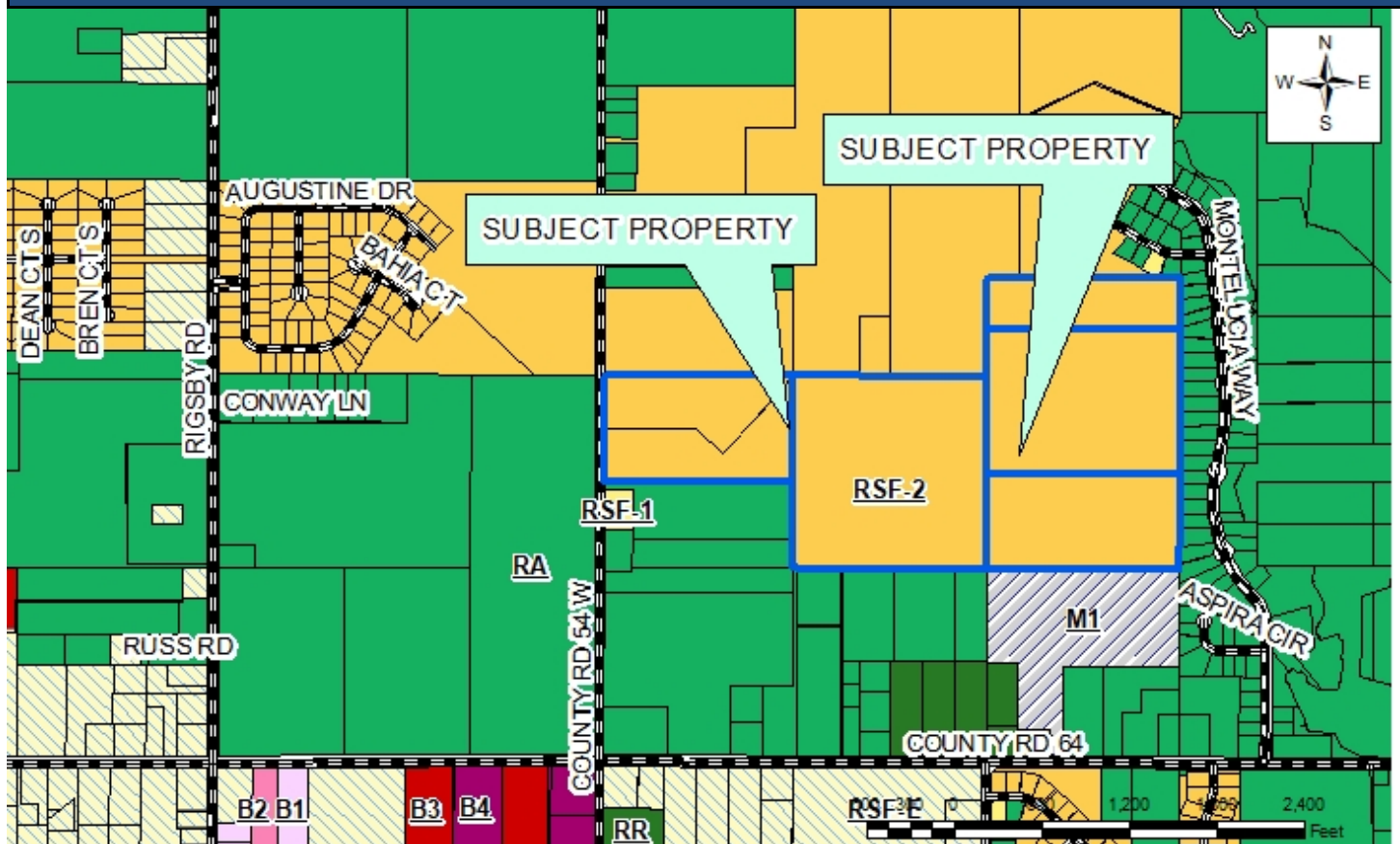


ADJOINING RESIDENCE

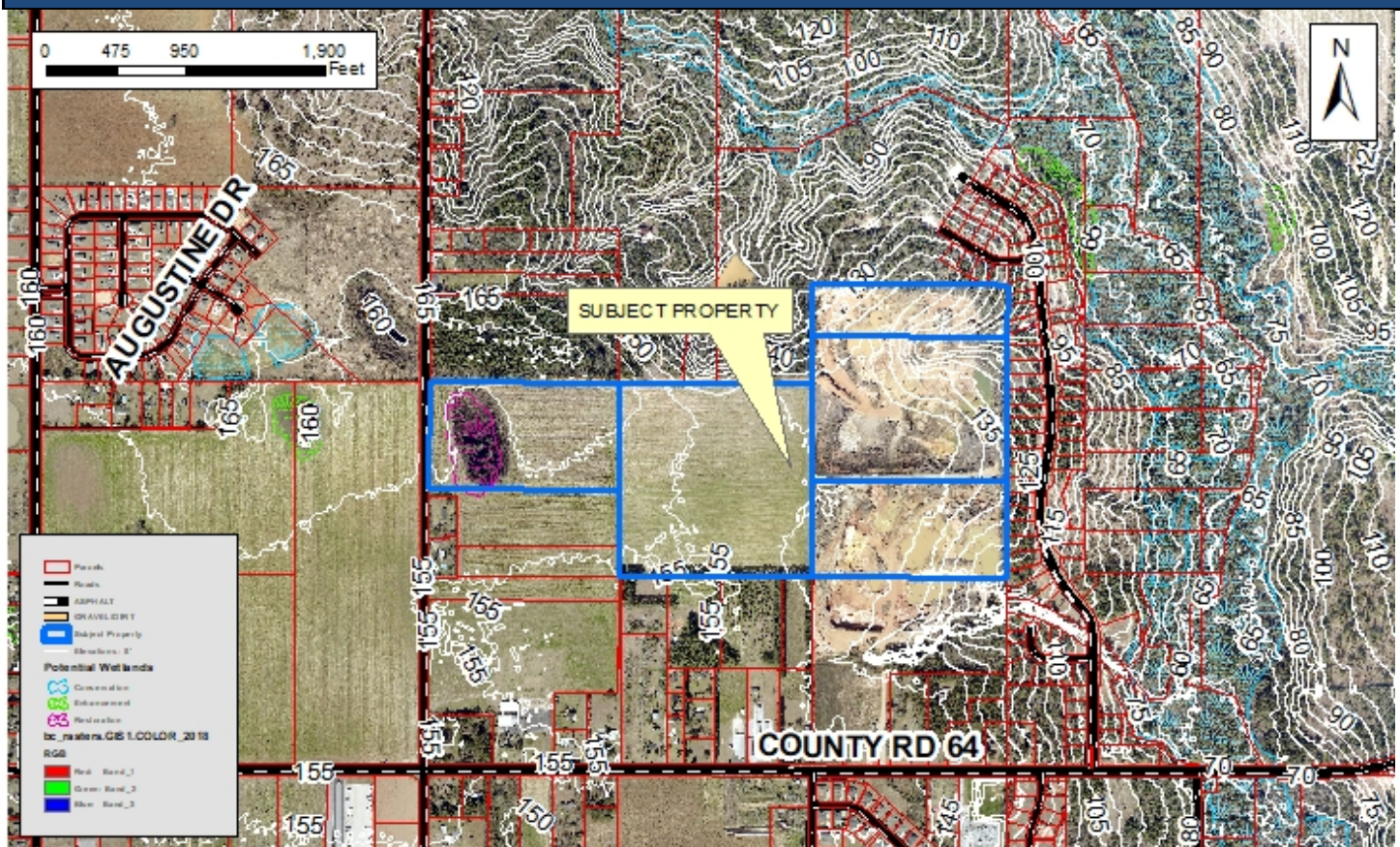
10/14/2019



Locator Map

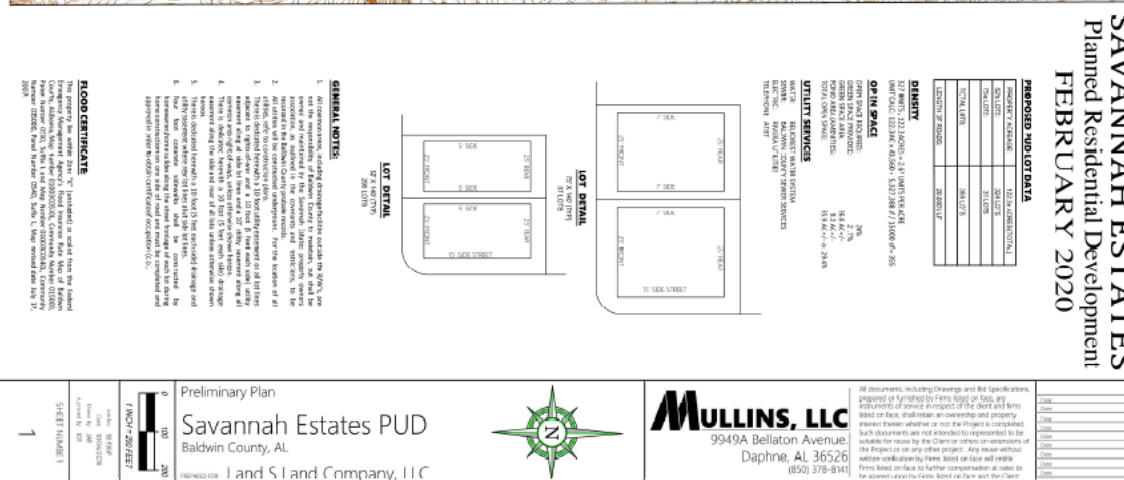


Site Map



DUE TO COUNTY STAFF CONCERNS REGARDING THE POTENTIAL FOR VEGETATION TO BE COVERED IN THE ACTIVE PIT AREAS, DEVELOPER HAS PROPOSED TO PROVIDE DEEP (30') GEOTECHNICAL INVESTIGATIONS IN AREAS AS SHOWN. LOCATION SCHEDULE IS SHOWN ONLY AS RECOMMENDED AREAS FOR INVESTIGATION. OTHER AREAS AS REQUIRED (SUCH AS FUTURE LOT) MAY BE INVESTIGATED TO DETERMINE THE LOCATION AND DEPTH OF ANY VEGETATION THAT IS TO BE REMOVED TO PROVIDE REASONABLE ASSURANCE THAT VEGETATED MATERIAL IS NOT BEING PURPOSELY DISPOSED OF IN THE PIT AREAS.

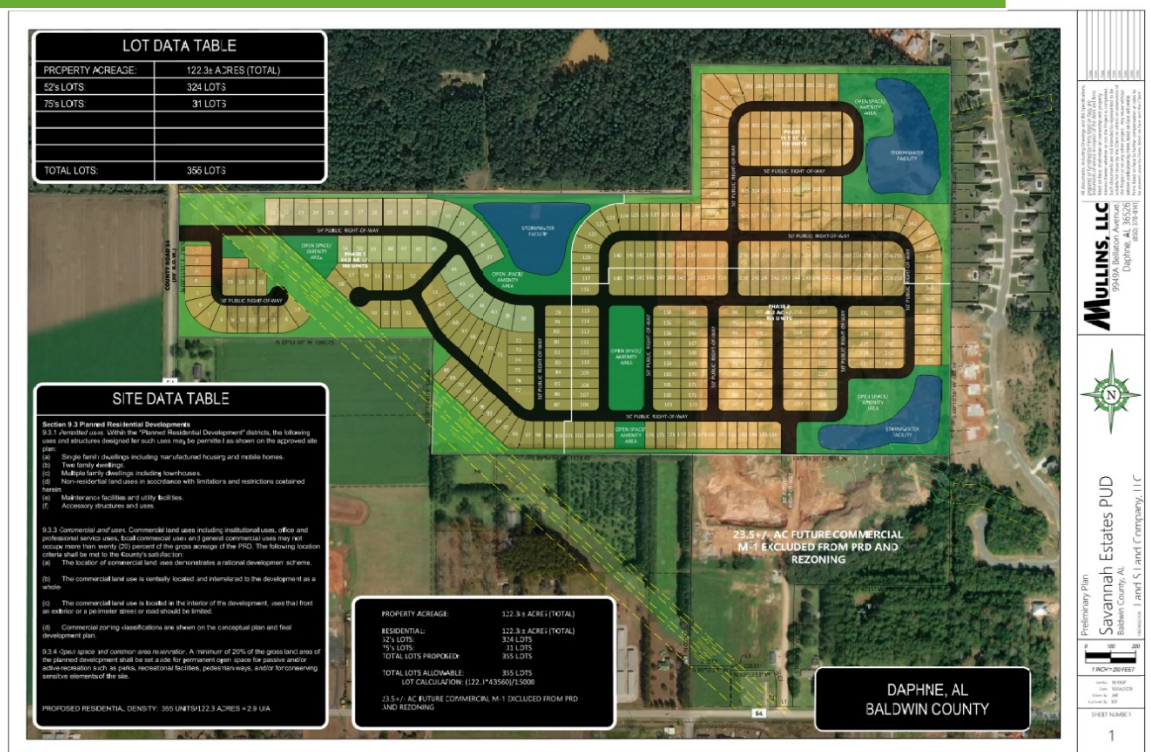






Rezoning Summary

Savannah Estates Master Plan



Prepared
February 2020

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CONCLUSION

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SAVANNAH ESTATES EXECUTIVE SUMMARY

The parcels for the Savannah Estates Subdivision are 122.3 +/- acres, within a zoned area of Baldwin County, Alabama. (See Figure 2) The site consists mainly of open farm land covering the western portion of the site, and a sand mining operation on the eastern. The proposed development is to follow the Rezoning and PRD (Planned Development Districts) process within Article 9 of the Baldwin County Zoning Ordinances, Baldwin County, Alabama.

The purpose of this article to permit Planned Developments which are intended to encourage the development of land as planned communities, encourage flexible and creative concepts of site planning; preserve the natural amenities of the land by encouraging scenic and functional open areas; accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of these ordinances; provide for an efficient use of land resulting in smaller networks of streets and utilities where access to regional systems is impractical and thereby lowering development and housing costs; and provide a stable environmental character compatible with surrounding areas.

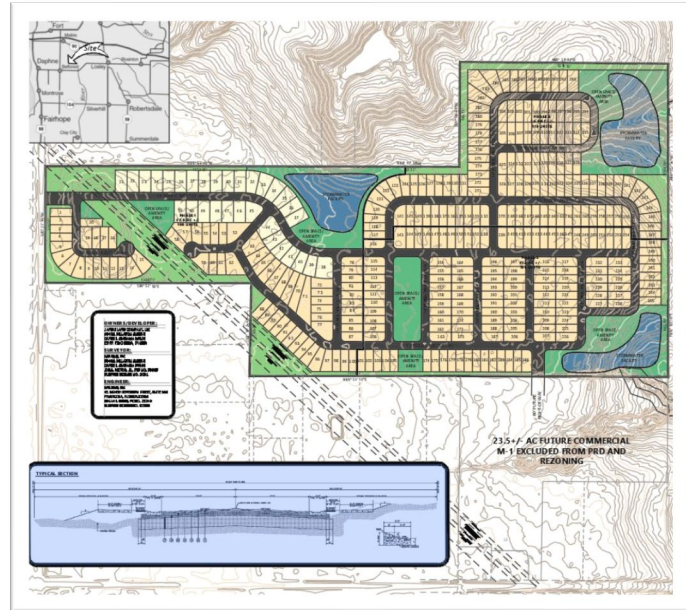


Figure 1 – Proposed Development

The property was submitted and approved for rezoning to accommodate a Plan Residential Development. The goal is to provide a variety of home choices from larger estate type lots to smaller residential lots. The change requested will make the property consistent with zoning of parcel north and south of the submitted parcels. A preliminary plan is displayed above.

The minimum lot size for single family residential lots are shown to be 7,280 sf. The largest lot size proposed is 13,500 sf.

BACKGROUND OF PROPERTY

The parcels that make up the development are current recorded as six (6) separate parcels. 05-43-06-13-0-000-002.009, 05-43-06-13-0-000-014.004 and 05-43-06-13-0-000-018.000, are owned by J & S Land, LLC, a company in which Kevin Kirchharr is an owner, 05-43-06-13-0-000-014.003 is owned by Triple K Mining, LLC, also a company in which Kevin Kirchharr is an owner, and 05-43-06-13-0-000-013.000 and 05-43-06-13-0-000-002.006 are recorded as owned, personally, by Kevin Kirchharr.

The parcel, 05-43-06-13-0-000-014.004 is owned by J & S Land, LLC and is currently recently used for a sand mining operation which is in the process of being closed out with the State of Alabama. Parcels 05-43-06-13-0-000-013.000 and 05-43-06-13-0-000-002.006 owned by Kevin Kirchharr are also sand mining operations with activities that are being concluded and the similar close out process is underway. Upon successful close out, a reclamation process which entail grading and stabilization will be completed.

The remaining parcels 05-43-06-13-0-000-014.003 owned by Triple K Mining, LLC and 05-43-06-13-0-000-002.009 owned by J & S Land, LLC, are currently open farmland.

Presently the overall tract is divided into several different zoning categories as follows:

- 05-43-06-13-0-000-002.009 – Split between B-4 Major Commercial and RA Rural Agricultural.
- 05-43-06-13-0-000-014.004 – M1 Light Industrial.
- 05-43-06-13-0-000-018.000 – M1 Light Industrial.
- 05-43-06-13-0-000-013.000 – RA Rural Agricultural.
- 05-43-06-13-0-000-002.006 – RA Rural Agricultural.
- 05-43-06-13-0-000-014.003 – M1 Light Industrial.



Baldwin County Planning and Zoning Department Agent Authorization Form

I/We authorize and permit Mullins LLC to act as my/our representative and agent in any manner regarding this application which relates to property described as tax parcel ID# SEE PARCEL NUMBERS BELOW. I/We understand that the agent representation may include but not be limited to decisions relating to the submittal, status, conditions, or withdrawal of this application. In understanding this, I/we release Baldwin County from any liability resulting from actions made on my/our behalf by the authorized agent and representative. I hereby certify that the information stated on and submitted with this application is true and correct. I also understand that the submittal of incorrect information will result in the revocation of this application and any worked performed will be at the risk of the applicant. I understand further that any changes which vary from the approved plans will result in the requirement of a new Land Use Certificate.

**NOTE: All correspondence will be sent to the authorized representative. It will be the representative's responsibility to keep the owner(s) adequately informed as to the status of the application.*

PROPERTY OWNER(S)

Kevin Kirchharr

Name(s) [printed]
9949A Bellaton Avenue

Mailing Address
Daphne, AL 36526
City/State
251-947-4326

Phone

Fax #

Signature(s)

3/4/2019

Date

AUTHORIZED AGENT

Joe A. Rector, Jr. / Mullins LLC

Name(s) [printed]
9949A Bellaton Avenue

Mailing Address
Daphne, AL 36526
City/State

850-502-7160

Phone

Fax #

Signature(s)

3/4/2019

Date

05-43-06-13-0-000-002.009
05-43-06-13-0-000-014.003
05-43-06-13-0-000-013.000
05-43-06-13-0-000-002.006
05-43-06-13-0-000-014.004
05-43-06-13-0-000-018.000

rev. 10/9/2013



Figure 2 – Previous Zoning



Figure 3 – Approved Zoning to RSF-2

LEGAL DESCRIPTION FOR REZONED PARCELS

LEGAL DESCRIPTION: 22 AC(C) COM AT THE SW COR OF SEC 13 RUN TH N 1904.6', TH E 29.4' FOR POB TH RUN N 736.7', TH E 1304.9', TH S 736.7', TH W 1300.7' TO POB SEC 13-T5S-R2E (WD); 40 AC(C) THE NE1/4 OF SW1/4 OF SEC 13-T5S-R2E (VL); 10 AC N1/2 OF S1/2 OF SW1/4 OF NE1/4 SEC 13-5-2 (WD); 30 AC N1/2 OF NW1/4 OF SE1/4 & S1/2 OF S1/2 OF SW1/4 OF NE1/4 DB523 PG988 SEC 13-T5S-R2E (WD); 20 AC(C) THE S 1/2 OF NW 1/4 OF SE 1/4 OF SEC 13-T5S-R2E (VLD)



**Baldwin County
Revenue Commissioner**

Property Appraisal Link

BALDWIN COUNTY, AL

Current Date 5/29/2019

Tax Year 2019

Valuation Date October 1, 2018

OWNER INFORMATION

PARCEL 43-06-13-0-000-002.009 **PPIN** 213760 **TAX DIST** 02
NAME J & S LAND L L C
ADDRESS 23505 LAWRENCE MOSLEY RD
 ROBERTSDALE AL 36567
DEED TYPE IN **BOOK** 0000 **PAGE** 1622991
PREVIOUS OWNER PURSLEY, REBECCA C ETAL CREAMER, MELVIN
LAST DEED DATE 3/14/2017

DESCRIPTION

22 AC(C) COM AT THE SWCOR OF SEC 13 RUN TH N 1904.6', TH E 29.4' FOR POB TH RUN N 736.7', TH E 1304.9', TH S 736.7', TH W 1300.7' TO POB SEC 13-T5S-R2E (WD)

PROPERTY INFORMATION

PROPERTY ADDRESS
NEIGHBORHOOD DAPHNE **DAPHNE AREA**
PROPERTY CLASS **SUB CLASS**
LOT BLOCK
SECTION/TOWNSHIP/RANGE 00-00 -00
LOT DIMENSION **ZONING**

PROPERTY VALUES

LAND: 231700 **CLASS 1:** **TOTAL ACRES:** 22.00
BUILDING: **CLASS 2:** **TIMBER ACRES:**
 ===== **CLASS 3:** 231700
TOTAL PARCEL VALUE: 231700
ESTIMATED TAX: \$29.68
TOTAL USE VALUE: 10549

DETAIL INFORMATION

<u>CODE</u>	<u>TYPE</u>	<u>REF</u>	<u>METHOD</u>	<u>DESCRIPTION</u>	<u>LAND USE</u>	<u>TC</u>	<u>Hs</u>	<u>Pn</u>	<u>MARKET USE</u>
									<u>VALUE</u> <u>VALUE</u>
U	USE	2	ST	AC8 15.00 acres	8210-PASTURE(GOOD B1)	3	N	N	7980
M	LAND	3	ST	AC8 22.00 acres	8100-AGRICULTURAL	3	N	N	231700
U	USE	4	ST	AC8 3.00 acres	8220-PASTURE (AVG B2)	3	N	N	1329
U	USE	5	ST	AC8 4.00 acres	8230-PASTURE(POOR B3)	3	N	N	1240

Figure 4 – Ownership Parcel A



**Baldwin County
Revenue Commissioner**

Property Appraisal Link

BALDWIN COUNTY, AL

Current Date 5/29/2019

Tax Year 2019

Valuation Date October 1, 2018

OWNER INFORMATION

PARCEL 43-06-13-0-000-014.004 PPIN 344739 TAX DIST 02
NAME J & S LAND L L C
ADDRESS 9949-A BELLATON AVE
DAPHNE AL 36526
DEED TYPE IN BOOK 0000 PAGE 1711979
PREVIOUS OWNER DC MINING INC
LAST DEED DATE 6/28/2018

DESCRIPTION

20 AC(C) THE S 1/2 OF NW 1/4 OF SE 1/4 OF SEC 13-T3S-R2E (WD
)

PROPERTY INFORMATION

PROPERTY ADDRESS
NEIGHBORHOOD DAPHNE DAPHNE AREA
PROPERTY CLASS SUB CLASS
LOT BLOCK
SECTION/TOWNSHIP/RANGE 00-00 -00
LOT DIMENSION ZONING

PROPERTY VALUES

LAND: 148500 CLASS 1: TOTAL ACRES: 20.00
BUILDING: CLASS 2: 148500 TIMBER ACRES:
===== CLASS 3:
TOTAL PARCEL VALUE: 148500
ESTIMATED TAX: \$831.60

DETAIL INFORMATION

CODE	TYPE	REF	METHOD	DESCRIPTION	LAND USE	TC	Hs	Pn	MARKET USE VALUE	VALUE
M	LAND	1	ST	AC8	20.00 acres	8600-DIRT PIT	2	N N	148500	

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Figure 5 – Ownership Parcel B



**Baldwin County
Revenue Commissioner**

Property Appraisal Link

BALDWIN COUNTY, AL

Current Date 5/29/2019

Tax Year 2019

Valuation Date October 1, 2018

OWNER INFORMATION

PARCEL 43-06-13-0-000-002.006 PPIN 067263 TAX DIST 02
NAME KIRCHHARR, KEVIN
ADDRESS 9949 A BELLATON AVE (MA)
DAPHNE AL 36526
DEED TYPE IN BOOK 0000 PAGE 0784585
PREVIOUS OWNER LAZZARI, VICTOR
LAST DEED DATE 1/12/2004

DESCRIPTION

30 AC N1/2 OF NW1/4 OF SE1/4 & S1/2 OF S1/2 OF SW1/4 OF NE1/
4 DB523 PG988 SEC 13-T5S-52E (WD)

PROPERTY INFORMATION

PROPERTY ADDRESS
NEIGHBORHOOD DAPHNE DAPHNE AREA
PROPERTY CLASS SUB CLASS
LOT BLOCK
SECTION/TOWNSHIP/RANGE 00-00 -00
LOT DIMENSION ZONING

PROPERTY VALUES

LAND: 180000 CLASS 1: TOTAL ACRES: 30.00
BUILDING: CLASS 2: TIMBER ACRES:
===== CLASS 3: 180000
TOTAL PARCEL VALUE: 180000
ESTIMATED TAX: \$504.00

DETAIL INFORMATION

CODE	TYPE	REF	METHOD	DESCRIPTION	LAND USE	TCHsPr	MARKET USE VALUE	VALUE
M	LAND	4	ST	AC8	30.00 acres	8100-AGRICULTURAL	3 N N	180000

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Figure 7 – Ownership Parcel D



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Revenue Commissioner**

Property Appraisal Link

BALDWIN COUNTY, AL

Current Date **5/29/2019**

Tax Year 2019

Valuation Date October 1, 2018

OWNER INFORMATION

PARCEL	43-06-13-0-000-013.000	PPIN 072802	TAX DIST 02
NAME	KIRCHHARR, KEVIN K		
ADDRESS	9949 A BELLATON AVE (MA) DAPHNE AL 36526		
DEED TYPE	IN	BOOK 0000	PAGE 0845638
PREVIOUS OWNER	LAZZARI, TIMOTHY MARK		
LAST DEED DATE	10/5/2004		

DESCRIPTION

10 AC N1/2 OF S1/2 OF SW1/4 OF NE1/4 SEC 13-5-2 (WD)

PROPERTY INFORMATION

PROPERTY ADDRESS		DAPHNE	DAPHNE AREA
NEIGHBORHOOD			SUB CLASS
PROPERTY CLASS			
LOT BLOCK			
SECTION/TOWNSHIP/RANGE	00-00 -00		
LOT DIMENSION			ZONING

PROPERTY VALUES

LAND:	60000	CLASS 1:	TOTAL ACRES: 10.00
BUILDING:		CLASS 2:	TIMBER ACRES:
	=====	CLASS 3: 60000	
TOTAL PARCEL VALUE:	60000		
ESTIMATED TAX:	\$168.00		

DETAIL INFORMATION

<u>CODE</u>	<u>TYPE</u>	<u>REF</u>	<u>METHOD</u>	<u>DESCRIPTION</u>	<u>LAND USE</u>	<u>TCH</u>	<u>SP</u>	<u>MARKET USE</u>
								<u>VALUE</u> <u>VALUE</u>
M	LAND	6	ST	AC8	10.00 acres	8100-AGRICULTURAL	3	N N 60000

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Figure 8 – Ownership Parcel E



**Baldwin County
Revenue Commissioner**

Property Appraisal Link

BALDWIN COUNTY, AL

Current Date 5/29/2019

Tax Year 2019

Valuation Date October 1, 2018

OWNER INFORMATION

PARCEL	43-06-13-0-000-014.003	PPIN 274727	TAX DIST 02
NAME	TRIPLE K MINING L L C		
ADDRESS	9949 BELLATON AVE DAPHNE AL 365268786		
DEED TYPE IN	BOOK 0000	PAGE 1569415	
PREVIOUS OWNER	CROSSROADS L L C		
LAST DEED DATE	4/29/2016		

DESCRIPTION

40 AC(C) THE NE1/4 OF SW1/4 OF SEC 13-T5S-R2E (VL)

PROPERTY INFORMATION

PROPERTY ADDRESS		
NEIGHBORHOOD	DAPHNE	DAPHNE AREA
PROPERTY CLASS		SUB CLASS
LOT BLOCK		
SECTION/TOWNSHIP/RANGE	00-00 -00	
LOT DIMENSION		ZONING

PROPERTY VALUES

LAND:	500000	CLASS1:	TOTAL ACRES:	40.00
BUILDING:		CLASS2:	TIMBER ACRES:	
	=====	CLASS3:	500000	
TOTAL PARCEL VALUE:	500000			
ESTIMATED TAX:	\$1,400.00			

DETAIL INFORMATION

CODE	TYPE	REF	METHOD	DESCRIPTION	LAND USE	T C H s P n	MARKET USE
						VALUE	VALUE
M	LAND	3	ST	AC8	40.00 acres	9100-UNDEVELOP LAND	3 N N 500000

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Figure 9 – Ownership Parcel F

SECTION 9.3 PLANNED RESIDENTIAL DEVELOPMENTS

9.3.1 *Permitted uses.* Within the "Planned Residential Development" districts, the following uses and structures designed for such uses may be permitted as shown on the approved site plan:

- a) Single family dwellings including manufactured housing and mobile homes.
- b) Two family dwellings.
- c) Multiple family dwellings including townhouses.
- d) Non-residential land uses in accordance with limitations and restrictions contained herein.
- e) Maintenance facilities and utility facilities.
- f) Accessory structures and uses.

9.3.3 *Commercial land uses.* Commercial land uses including institutional uses, office and professional service uses, local commercial uses and general commercial uses may not occupy more than twenty (20) percent of the gross acreage of the PRD. The following location criteria shall be met to the County's satisfaction:

- a) The location of commercial land uses demonstrates a rational development scheme.
- b) The commercial land use is centrally located and interrelated to the development as a whole.
- c) The commercial land use is located in the interior of the development, uses that front an exterior or a perimeter street or road should be limited.
- d) Commercial zoning classifications are shown on the conceptual plan and final development plan.

9.3.4 *Open space and common area reservation.* A minimum of 20% of the gross land area of the planned development shall be set aside for permanent open space for passive and/or active recreation such as parks, recreational facilities, pedestrian ways, and/or for conserving sensitive elements of the site.

OPEN SPACE REQUIRED:	20%
GREEN SPACE AREA:	26.6 AC+/-
POND AREA (AMENITIES):	9.3 AC+/-
TOTAL OPEN SPACE:	35.9 AC+/- or 29.4%

PROPOSED SITE DATA

PROPOSED RESIDENTIAL DENSITY:	327 UNITS/122.3 ACRES = 2.67 U/A
PROPERTY ACREAGE:	122.3 ± ACRES (TOTAL)
TOTAL LOTS PROPOSED:	355 LOTS
LOT CALCULATION ALLOWABLE:	(122.3*43560)/15000 = 355

PROPOSED PHASING

PHASE 1 - 100 LOTS	33.0 ± ACRES (TOTAL) RESIDENTIAL
FUTURE - 257 LOTS	90.0 ± ACRES (TOTAL) RESIDENTIAL
TOTAL - 327 LOTS	122.3 ± ACRES (TOTAL)

DEVELOPMENT PLAN

- a) All open spaces shall be dedicated and maintained by the Savannah Estates Home Owners Association.
- b) All utilities, including water, sewer, electrical, telephone, fire protection, and solid waste collection service shall be public.

WATER: BELFOREST WATR SYSTEM
SEWER: BALDWIN COUNTY SEWER SERVICES
ELECTRIC: RIVIERA UTILITIES
TELEPHONE: AT&T

- c) All stormwater collection and treatment shall be conveyed via a series of pipes and inlets and shall be designed in accordance with Baldwin County and the City of Daphne requirements. All stormwater facilities are proposed as wet detention.
- d) Covenants and Restrictions shall be filed prior to recording of Final Plat.

A traffic study performed by Neel-Schaffer is forthcoming. The study shall cover an area of influence from the proposed development to the nearest north-south major arterial and east-west major arterial.

CONSTRUCTION NARRATIVE

The project will be constructed in several phases. During the first phase of construction, (Westernmost portion), the material that is excavated from necessary road cuts and grading efforts will be transported to areas requiring fill on future phases. The material used as fill will be free of organics and compacted in place. In the areas where fill is placed, care will be taken to ensure that vegetation will not be covered. If deemed necessary, inspection by County staff is welcomed at any time during these efforts. The material present onsite is currently being sold to other contractors for use as fill and road base material, so the material is of good quality.

The general design for this subdivision requires the construction of two "levels". This can be seen more clearly in the attached conceptual grading layout. In general, the upper level is an area of considerable cut and the lower level is an area of considerable fill. A sloped transition between these levels is required in order to minimize the amount of fill material necessary for construction. The upper level requires the construction of one retention facility. The lower level requires the construction of two retention facilities. Stormwater discharge from these ponds is drastically lower than the calculated pre-development rates.

CONCLUSION

We formally request the Baldwin County to consider our application for rezoning and PRD approval. The purpose of our request is to move forward with the process of preparing and submitting a Master Plan and Preliminary Plat for development. The property is submitted for rezoning to accommodate a Plan Residential Development. The goal is to provide a variety of home choices from larger estate type lots to smaller residential lots. A component of this site will be designated to provide local commercial component for uses such as offices and light warehouse usage. The change requested will make the property consistent with zoning of parcel north and south of the submitted parcels. A preliminary plan is displayed below.

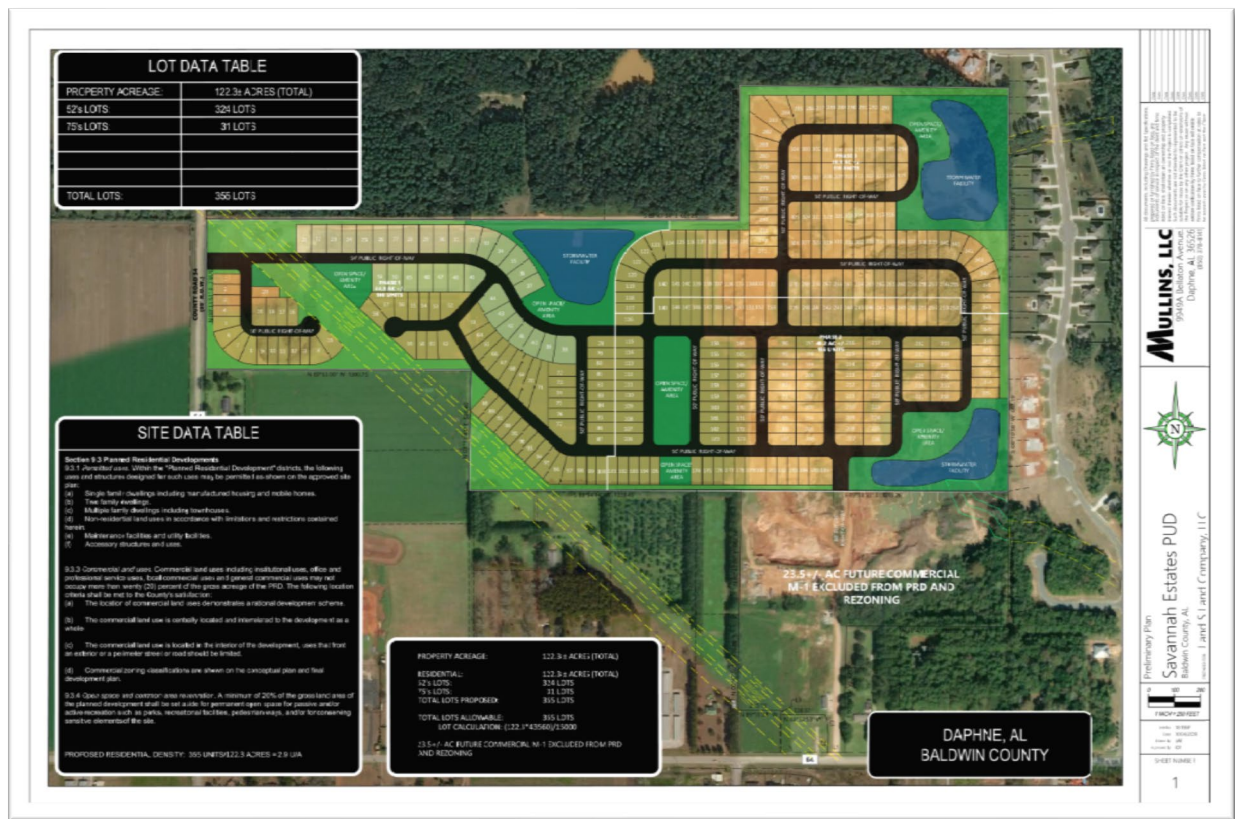


Figure 10 – Overall Master Plan



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Agenda Item 7.c

Case No. TA-20001

Amendments to the *Baldwin County Zoning Ordinance*, Article 2, Section 2.3.26

Local Provisions for Planning District 26

March 5, 2020

Proposed Amendment Information

General Information:	Amendments to Article 2, Section 2.3.26 of the <i>Baldwin County Zoning Ordinance</i> , pertaining to the Local Provisions for Planning District 26.
Lead Staff:	Vince Jackson, Planning Director
Attachments:	Text of Proposed Amendments

Summary and Recommendation

I. DISCUSSION:

Based on recent discussions and requests from citizens, new regulatory language pertaining to the Local Provisions for Planning District 26 has been drafted as proposed text amendments to the *Baldwin County Zoning Ordinance* (Article 2, Section 2.3.26). Items addressed include accessory dwellings, side yard setbacks, available zoning districts, Planned Residential Development (PRD) districts and allowable uses.

The text of the proposed amendments is included with this staff report.

II. RECOMMENDATION:

Staff recommends **APPROVAL** of the proposed amendments to the *Baldwin County Zoning Ordinance*, Article 2, Section 2.3.26. *

**On text amendments to the zoning ordinance, the Planning Commission will make a recommendation to the County Commission.*

PROPOSED AMENDMENTS

2.3.26 Planning District 26. (DRAFT)

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~~

~~(a) No cemeteries are allowed.~~

~~(b) No recreational vehicle parks are allowed.~~

~~(c) Accessory dwellings are permitted by right in residential districts, provided they do not exceed 60% of the size, in square feet, of the principal residence.~~

~~(d) The required side yards in the "RSF-2, Single Family" district may be reduced to 3 feet on one side and 10 feet on the other side provided a minimum of 13 feet separation remains between buildings.~~

2.3.26.3 Local Provisions for Planning District 26

(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 square feet, of the principal dwelling.

- (b) The required side yard setbacks for RSF-1 and RSF-2 lots existing on or before xx/xx/2020, and which do not meet the minimum lot width requirements for the underlying zoning designation, may be reduced to 3-feet on one side and 10-feet on the other side provided a minimum of 13-feet 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 xx/xx/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.
- (e) The following uses shall not be allowed either as a Permitted Use, Conditional Use 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

Baldwin County Planning and Zoning Commission
Case No. S-19067 – Pecan Way RV Park, Phase I
Final Site Plan Approval
Staff Report for Planning and Zoning Commission Public Hearing
March 5, 2020
Agenda Item 8.b

This report is prepared by the Baldwin County Planning and Zoning, Subdivision 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: March 5, 2020 Final Site Plan Approval Pending

Attachments: Vicinity Map
Site Map
Proposed Plat

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Planning District: District 21 – Zoned RV-2

Location of Property: The subject property is located on the north side of County Road 26 and east side of Grantham Road at the intersection.

Parcel Numbers: 05-55-07-36-0-000-018.000

Report Prepared By: Mary Booth; Subdivision Coordinator

III. SUBDIVISION PROPOSAL:

Proposed number of Sites: 5

Linear Feet of Streets: 195LF

Total Acreage: ± 4.19 acres

Smallest Site Size: ± 1,625 square feet

Owner: E. Grantham Properties, LLC
209 Pearlwood Court
Huntsville, AL 35806

Engineer: Kenneth D. Underwood, P.E.
PO Box 125
Magnolia Springs, AL 36555

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

IV. PUBLIC UTILITIES AND SITE CONSIDERATIONS:

Public Utilities Services: Water: Onsite Well
 Sewer: Onsite Septic
 Electricity: Baldwin EMC

Transportation: The proposed sites will front an internal gravel drive off of County Road 26.

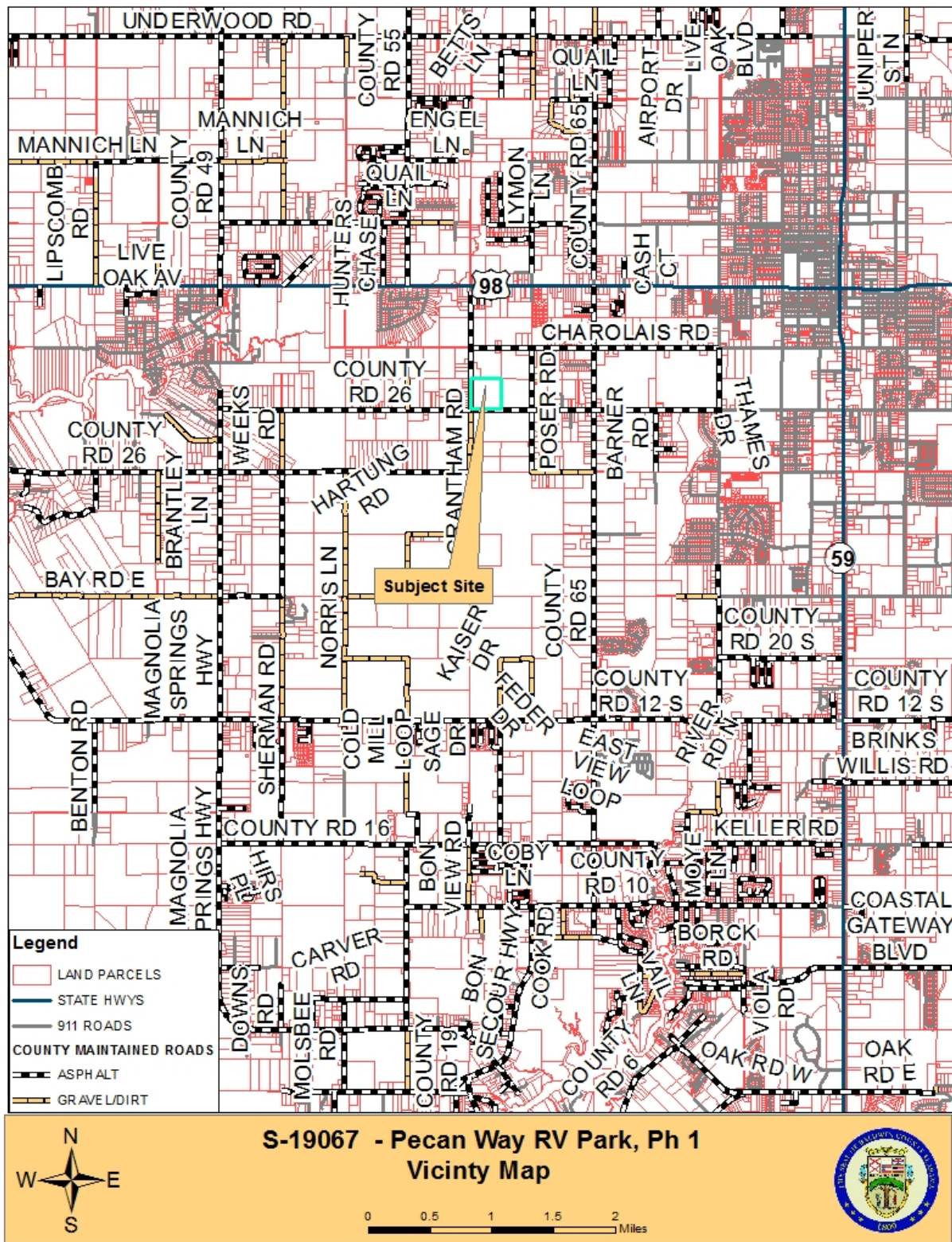
V. STAFF COMMENTS:

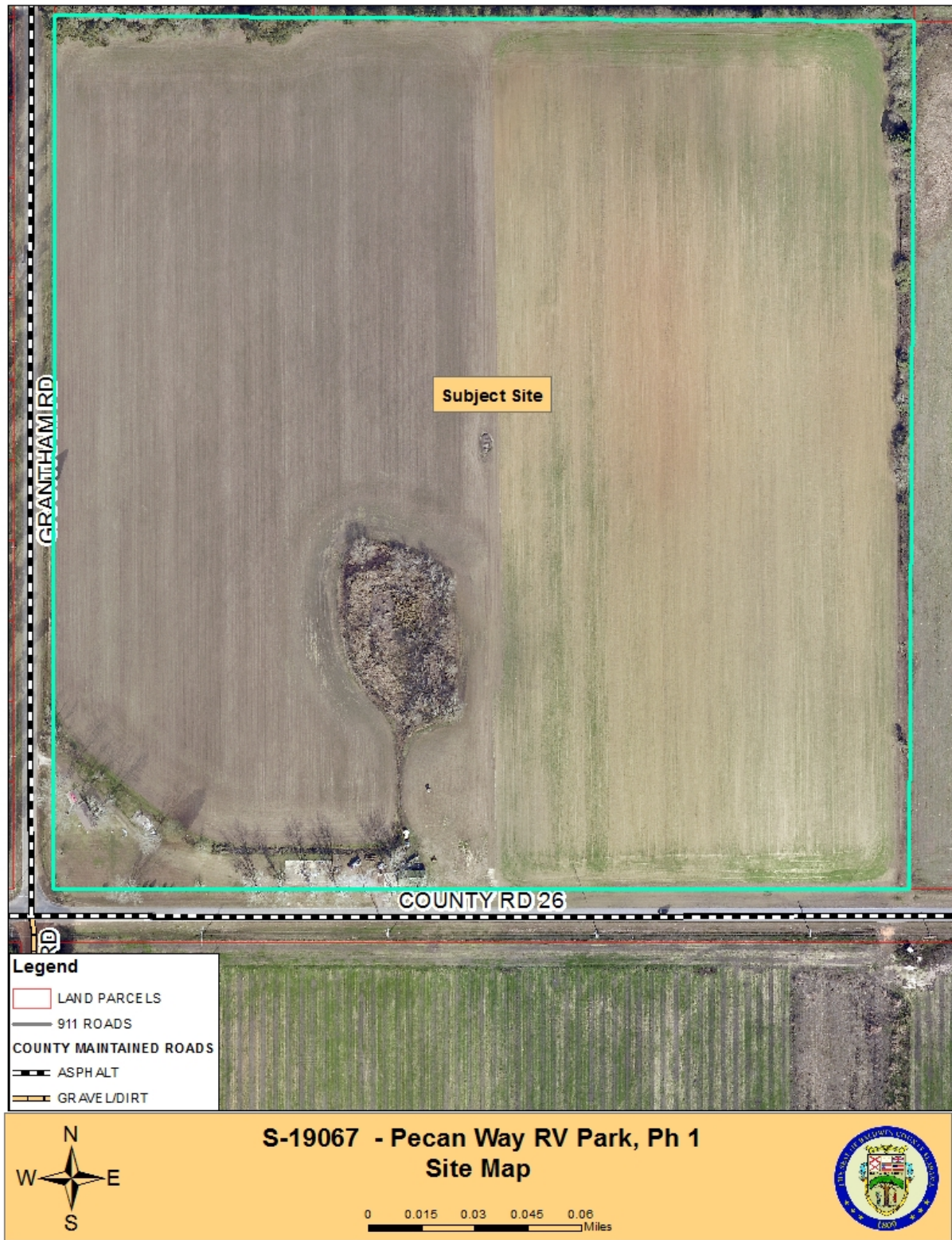
Items for consideration:

- The total LF in streets is being updated on the final site plan and should be +/- 195'.
- All other items of the Final Site Plan application meet the requirements of the subdivision regulations.

VI. RECOMMENDATIONS:

Staff recommends that the Final Site Plan for Case No. S-19067, Pecan Way RV Park, Phase I be **APPROVED** contingent on the total LF in streets updated on the final site plan.





PLANNING DISTRICT:

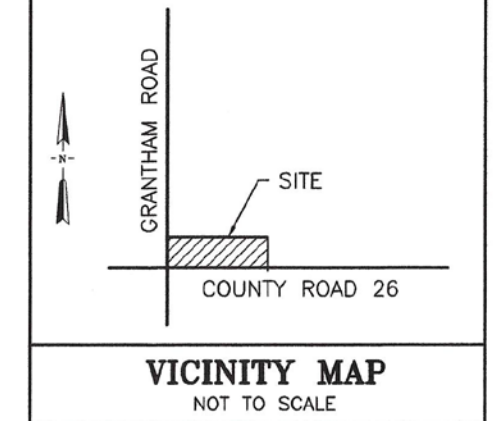
PLANNING DISTRICT 21
ZONING DISTRICT RV-2, RECREATIONAL
VEHICLE PARK DISTRICT

FEMA FLOOD INFORMATION RATE MAP:

BALDWIN COUNTY, ALABAMA
PANEL NO. 01003C0815M
EFFECTIVE DATE: 4/19/2019
ZONE: ZONE X

E. GRANTHAM PROPERTIES, LLC
209 PEARLWOOD COURT
HUNTSVILLE, AL 35806
BALDWIN COUNTY PARCEL NO.
55-07-36-0-000-018.000

NATIONAL WETLANDS INVENTORY INDICATES A "FRESHWATER
EMERGENT WETLAND" LOCATED IN THIS AREA. THIS AREA IS
A DUG FARM POND AND NOT IMPACTED BY THIS PROJECT.

**SITE DATA**

ACREAGE IN TOTAL TRACT	4.19+/-
SMALLEST LOT/SITE SIZE	1,625 S.F.
TOTAL SQ. FT. OF EACH LOT/SITE	1,625 S.F.
EXISTING NO. OF LOTS/SITES	1
NO. OF NEW LOTS/SITES	5
DENSITY (TOTAL NO. OF LOTS/SITES)	6 - PHASE I
NO. OF PARKING SPACES-TOTAL	8
AMOUNT OF IMPERVIOUS SURFACES	2,240 S.F.+/-
LINEAR FEET IN STREETS	30
TOTAL SQUARE FEET OF ALL AREAS	8,125 S.F.+/-
RESERVED OPEN SPACE	0.15 AC.+/-
USABLE OPEN SPACE	2.53 AC.+/-

LEGEND

---	PROPERTY LINE
---	HIGHWAY CONSTRUCTION SETBACK LINE
---	R/V SITE LIMITS
---	OVERHEAD ELECTRICAL POWER LINE
---	EXISTING CONCRETE SLAB
---	NEW GRAVEL PAD
---	GRAVEL PARKING AREA
---	GRAVEL ACCESS DRIVE
---	RESERVED OPEN SPACE
---	R/V - RECREATIONAL VEHICLE

UTILITY PROVIDERS

ELECTRICAL SERVICE	- BALDWIN COUNTY EMC
TELEPHONE SERVICE	- CELLULAR
WATER SERVICE	- PRIVATE ONSITE WELL
SEWER SERVICE	- ONSITE SEWAGE DISPOSAL SYSTEM

- GENERAL REVISIONS

DATE	SYMBOL
11/5/19	#
12/16/19	#
2/10/20	#
2/20/20	#
2/26/20	#

CAROL KING
P.O. BOX 1062
DAPHNE, AL 35526
BALDWIN COUNTY PARCEL NO.
55-07-35-0-000-009.006

LOT 8

CAROL KING
P.O. BOX 1062
DAPHNE, AL 35526
BALDWIN COUNTY PARCEL NO.
55-07-35-0-000-009.006

LOT 9

CAROL KING
P.O. BOX 1062
DAPHNE, AL 35526
BALDWIN COUNTY PARCEL NO.
55-07-35-0-000-009.006

LOT 10

SW CORNER OF SW 1/4 OF NW 1/4
OF SECTION 36; T-7-S; R-3-E

RAODA FARMS LLC
P.O. BOX 1038
BIRMINGHAM, AL 35210
BALDWIN COUNTY PARCEL NO.
55-07-35-0-000-010.000

JEWELL PROPERTIES LLC
3823 ROCK RIDGE ROAD
BIRMINGHAM, AL 35210
BALDWIN COUNTY PARCEL NO.
55-07-36-0-000-018.001

ACCESS DRIVE BUILD-UP:

301-B CRUSHED AGGREGATE BASE COURSE (LIMESTONE)
4 INCH COMPACTED THICKNESS OVER 301-A 6 INCH
COMPACTED GRANULAR BASE COURSE (SAND/CLAY)

LEGAL DESCRIPTION:

COMMENCE AT THE SW CORNER OF THE SW 1/4 OF
THE NW 1/4 OF SECTION 36; T-7-S; R-3-E; THENCE
NORTHERLY ALONG THE WEST LINE OF SAID SECTION A
DISTANCE OF 40'-FEET; THENCE EASTERLY PARALLEL TO
THE SOUTH LINE OF SAID 1/4 SECTION 30'-FEET TO A
POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY
ROAD 26 FOR A POINT-OF-BEGINNING; THENCE NORTHERLY
ALONG THE EAST RIGHT-OF-WAY LINE OF GRANTHAM ROAD
290 FEET; THENCE EAST 630 FEET; THENCE SOUTH 290
FEET, MORE-OR-LESS, TO THE NORTH RIGHT-OF-WAY LINE
OF COUNTY ROAD 26; THENCE WESTERLY ALONG SAID RIGHT-
OF-WAY LINE 630 FEET, MORE OR LESS, TO THE
POINT-OF-BEGINNING.

KENNETH D. UNDERWOOD, P. E.

P. O. BOX 125 - 14715 OAK STREET
MAGNOLIA SPRINGS, ALABAMA 36555

TELEPHONE NO. (251) 965-7582

PROJECT NO. 1905A

PLOT PLAN**PECAN WAY R/V PARK, PHASE I**

LOCATION: COUNTY ROAD 26

FOLEY, ALABAMA

SECTION 36; T-7-S; R-3-E

SCALE: 1"= 80' - DATE: JUN. 8, 2109

**NOTES:**

1. THE INTERNAL RIGHTS-OF-WAY, ROADS, EASEMENTS, AND DRAINAGE FACILITIES ARE PRIVATE AND WILL BE MAINTAINED BY THE OWNER/DEVELOPER. THE INTERNAL RIGHTS-OF-WAY, ROADS, EASEMENTS AND DRAINAGE FACILITIES WILL NOT BE MAINTAINED BY BALDWIN COUNTY. IF INDIVIDUAL LOTS, SITES, UNITS, ETC., ARE TO BE SOLD, THE OWNER/DEVELOPER SHALL BE REQUIRED TO MEET CURRENT BALDWIN COUNTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME, AND THE PROPERTY SHALL BE BROUGHT INTO COMPLIANCE WITH THESE REGULATIONS PRIOR TO SUCH SALE OR ATTEMPTED SALE.
2. ALL COMMON AND OPEN AREA WILL BE MAINTAINED BY REMOVING ALL DEBRIS AND TRASH, AND MOWING DURING REGULAR MOWING AND GROUNDS KEEPING ACTIVITIES.

Baldwin County Planning and Zoning Commission
Case No. S-20004 – Thompson Hall Quadplexes
Final Site Plan Approval
Staff Report for Planning and Zoning Commission Public Hearing
March 5, 2020
Agenda Item 8.b

This report is prepared by the Baldwin County Planning and Zoning, Subdivision 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:	March 5, 2020	Final Site Plan Approval (pending)
	February 6, 2020	Final Site Plan Approval (tabled)
	January 9, 2020	Final Site Plan Approval (tabled)

Attachments:	Vicinity Map
	Site Map
	Proposed Plat

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Planning District:	District 17 – Unzoned
Location of Property:	The subject property is located on the northeastern intersection of Thompson Hall Road and Twin Beech Road (County Road 44), approximately 0.50 miles west of State Highway 181 in Fairhope.
Parcel Numbers:	05-46-05-22-0-000-001.558
Report Prepared By:	Mary Booth; Subdivision Coordinator

III. SUBDIVISION PROPOSAL:

Proposed number of Units:	16
Linear Feet of Streets:	351LF
Total Acreage:	± 1.98 acres
Smallest Unit Size:	± 938 square feet
Owner:	Provision Investments, LLC 19940 State Hwy 181 Fairhope, AL 36532
Engineer/Surveyor:	S.E. Civil Engineering & Surveying 880 Holcombe Blvd., Ste 2F Fairhope, AL 36532

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

IV. PUBLIC UTILITIES AND SITE CONSIDERATIONS:

Public Utilities Services: Water: Fairhope Utilities
Sewer: Fairhope Utilities
Electricity: Fairhope Utilities

Transportation: The proposed units will front on an internal, private and paved road with direct access from Thompson Hall Road, a paved and county maintained road.

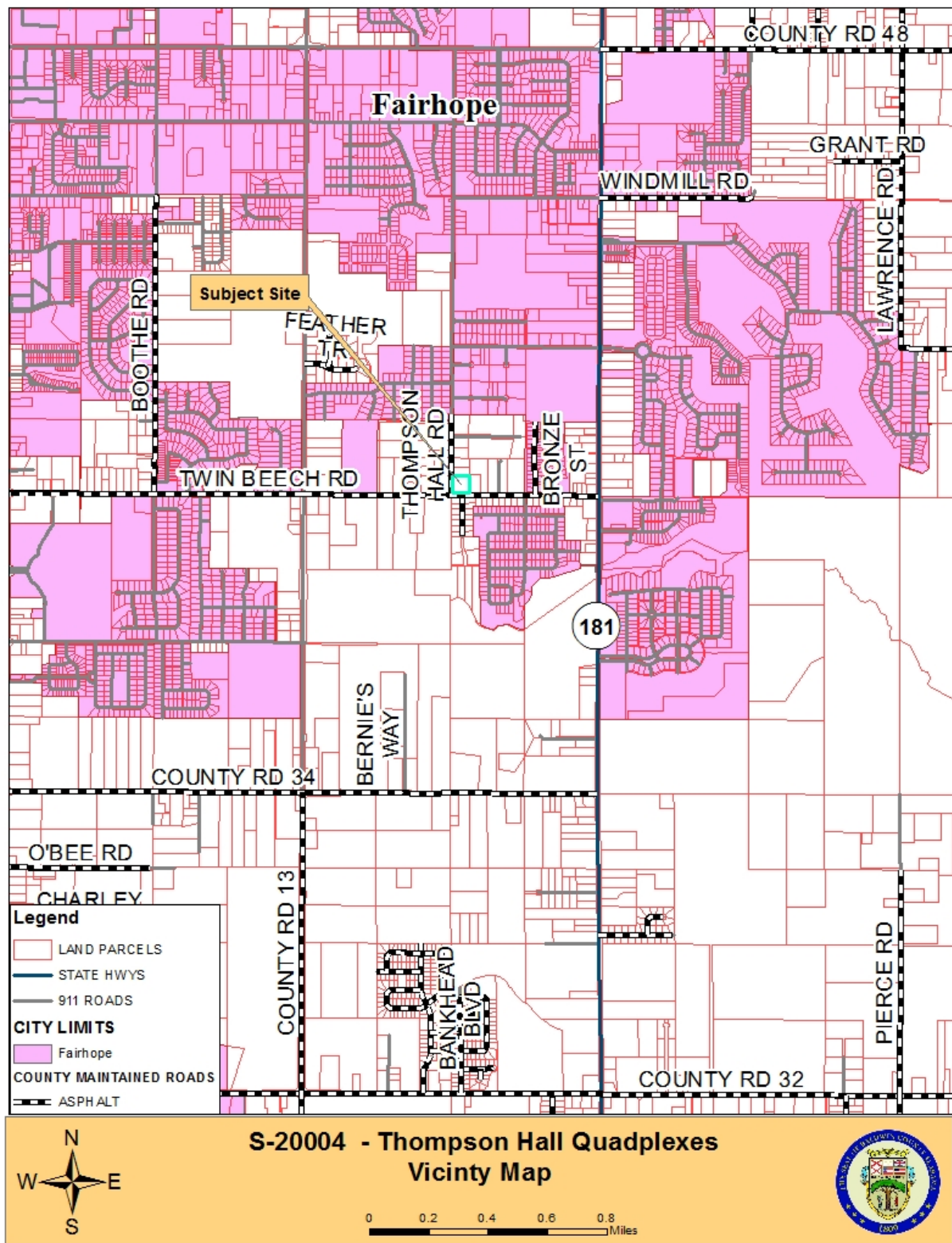
V. STAFF COMMENTS:

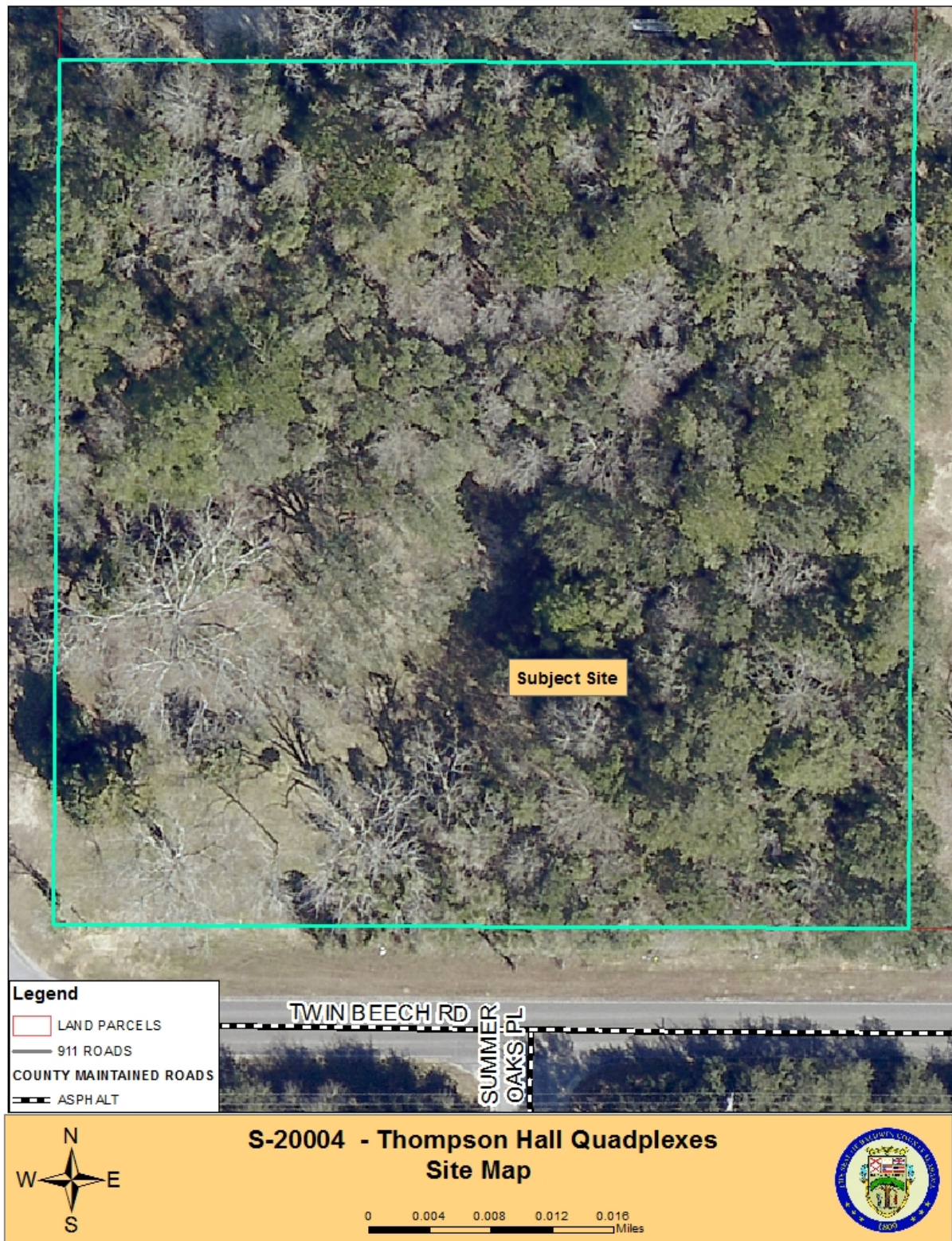
Items for consideration:

- All items of the Final Site Plan application meet the requirements of the subdivision regulations with the exception of the location of the outfall structure being shown on the final site plan.

VI. RECOMMENDATIONS:

Staff recommends that the Final Site Plan approval for Case No. S-20004, Final Site Plan be **APPROVED** contingent upon the final site plan being revised to show the location of the outfall structure.





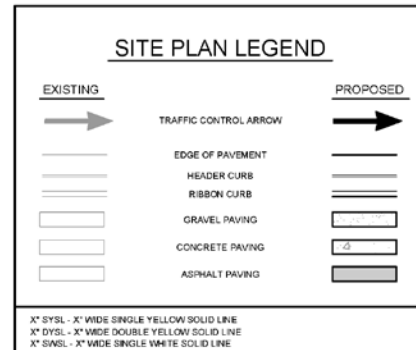
PARKING DATA	
PARKING REQUIREMENT	SPACES
TOTAL REQUIRED (2 SPACES/UNIT) =	32
TOTAL PROVIDED =	32
PARKING - EACH UNIT HAS A SINGLE CAR GARAGE. THERE IS ALSO AN UNCOVERED PARKING SPACE (DRIVEWAY)	

LAND USAGE		
DESCRIPTION	AREA	% OF PROPERTY AREA
PROPERTY AREA	1.98 ACRES (86,342 SF)	—
BUILDING AREA (UNDER ROOF)	0.36 ACRES (15,570 SF)	18.0%
IMPERVIOUS PAVING	0.29 ACRES (12,886 SF)	15.0%
GRASSED/LANDSCAPED AREA	1.33 ACRES (57,907 SF)	67.0%

SITE ANALYSIS		
<u>SITE ACREAGE (PROPOSED)</u> #1.88 AC (80,342 SF)	<u>BUILDING HEIGHT</u> 35 FT (MAX.)	<u>BUILDING (UNDER ROOF)</u> 16,670 SF (4 QUADPLEXES)
<u>REQUIRED PARKING</u> 32 SPACES (SEE PARKING DATA)	<u>REQUIRED PARKING</u> 32 SPACES	
<u>JURISDICTION</u> BALDWIN COUNTY (C.O. FARMHOUSE ET.)	<u>ZONING</u> UN-ZONED	
<u>IMPERVIOUS AREA</u> 0.66 AC (33.6%)	<u>PERVIOUS AREA</u> 1.33 AC (67.4%)	
BUILDING SETBACKS:	REQUIRED:	
FRONT YARD:	20 FT	
SIDE YARD:	20 FT	
REAR YARD:	20 FT	
MAXIMUM BUILDING HEIGHT:	30'	

- ## SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF FAIRHOPE & BALDWIN COUNTY REGULATIONS AND CODES AS WELL AS O.S.H.A. AND ALDOT STANDARDS.
2. ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED.
3. ALL DIMENSIONS AND RADIUS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
4. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN THE BASE BID.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED FOR SITE WORK. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
6. THE SURVEY OF EXISTING CONDITIONS IS SHOWN WITHIN THESE PLANS. ALL EXISTING CONDITIONS SHALL BE VERIFIED TO BE TRUE AND ACCURATE PRIOR TO BEGINNING WORK.
7. REFER TO THE LANDSCAPING PLANS FOR PLANTING LOCATIONS AND ISLAND DETAILS.
8. PAINTED STRIPING SHALL BE BRIGHT AND CLEAR. STRIPES SHALL BE PER PLAN AND PAINTED ON CLEAN ASPHALT OR CONCRETE.
9. CURBING SHALL BE FORMED AND POURED CONCRETE UNLESS OTHERWISE DETAILED WITHIN THE DRAININGS. CONCRETE FOR CURBING SHALL BE 5000 PSI.
10. THIS SITE IS UN-ZONED.
11. TOTAL SITE ACREAGE = 1#14 ACRES.
12. NOTIFY CITY OF FAIRHOPE INSPECTIONS 24 HOURS BEFORE THE BEGINNING OF EVERY PHASE OF CONSTRUCTION.
13. ALL STRIPING IN R.O.W. TO BE CLASS A TYPE 2 THERMOPLASTIC.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED GOVERNMENTAL INSPECTIONS.
15. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
16. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN REQUIRED R.O.W. AND MUST BE STORED WITHIN THE SITE.
17. DURING CONSTRUCTION, ACCESS ROADWAYS CONSTRUCTED OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 80000 POUNDS GROSS WEIGHT SHALL BE PROVIDED. THE WIDTH OF THE ACCESS ROADWAY, DURING CONSTRUCTION, SHALL BE 20 FT FOR STANDARD FIRE PREVENTION CODE, LATEST EDITION.
18. ALL TRAFFIC CONTROL, SIGNS AND MARKINGS USED ON THE SITE WILL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FHWA, LATEST EDITION. REFERENCE TO THE SIGN CODES CONTAINED IN THE MUTCD FOR ALL TRAFFIC CONTROL SIGNS, NOTE THE COLOR AND SIZE OF ALL PAVEMENT MARKINGS, REFLECTING DETAIL IN ALDOTS ROADWAY AND TRAFFIC DESIGN STANDARDS WHERE APPLICABLE.
19. NO "PROTECTED TREES" WILL BE REMOVED, DESTRUCTIVELY DAMAGED, MUTILATED, RELOCATED, DISGUISED, DESTROYED, CUT DOWN, OR EXCESSIVELY PRUNED DURING CONSTRUCTION ACTIVITIES.
20. FIRE LANES AND SIGNAGE TO MEET REQUIREMENTS OF NFPA 1 CHAPTER 18.
21. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL OF THE EXISTING CONDITIONS AT THE SITE INCLUDING UTILITIES, SURFACES, ETC. AND SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGES THEY CAUSE TO NEW AND EXISTING CONSTRUCTION, PROPERTY AND ANY UNAUTHORIZED DISRUPTION TO UTILITIES ON SITE AND TO ADJACENT PROPERTIES.
22. PRIOR TO CONSTRUCTION, EXISTING UTILITIES AT PROPOSED CONNECTIONS AND CROSSINGS SHALL BE EXAGGERATED TO VERIFY LOCATIONS, DEPTH AND SIZE. NOTIFY THE ENGINEER IMMEDIATELY WITH ANY DEVIATIONS OR CONFLICTS.
23. CONTRACTOR SHALL REFER TO THE ARCH. PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIST PORCHES; PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
24. THE DIMENSIONS SHOWN ARE TO THE FACE OF BUILDING UNLESS OTHERWISE NOTED.



- | | |
|---|------------------|
| SITE DATA: | |
| 1. ACREAGE IN TOTAL TRACT: | 1.96 ACRES |
| 2. SMALLEST LOT/UNIT SIZE: | 806 SF |
| 3. TOTAL SQUARE FEET OF EACH LOT OR UNIT: | 10,670 SF |
| 4. TOTAL NUMBER OF LOTS/ UNITS: | 16 |
| 5. LINEAR FEET IN STREETS: | 274 LF (PRIVATE) |
| 6. NUMBER OF PARKING SPACES: | 32 SPACES |
| 7. AMOUNT OF IMPERVIOUS SURFACE: | 0.05 ACRES |
| 8. DENSITY (GROSS): | 0.89 UNITS/AC |
| 9. DENSITY (NET, FOR CALCULATING GREENSPACE, FARI/HP): | 0.92 UNITS/AC |
| 10. TOTAL SF OF ALL AREAS RESERVED FOR TOTAL OPEN SPACE: | N/A |
| 11. TOTAL SF OF ALL AREAS RESERVED FOR USABLE OPEN SPACE: | 0.490 ACRES |
| 12. GREENSPACE: | |

NOTE:
THE INTERNAL RIGHTS-OF-WAY, ROADS, EASEMENTS AND DRAINAGE FACILITIES ARE PRIVATE AND WILL BE MAINTAINED BY THE DEVELOPER/OWNER. THE INTERNAL RIGHT-OF-WAYS, ROADS, EASEMENTS AND DRAINAGE FACILITIES WILL NOT BE MAINTAINED BY BALDWIN COUNTY. IF INDIVIDUAL LOTS, SITES, UNITS, ETC., ARE TO BE SOLD, THE DEVELOPER/OWNER SHALL BE REQUIRED TO MEET THE CURRENT BALDWIN COUNTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME, AND THE PROPERTY SHALL BE BROUGHT INTO COMPLIANCE WITH THOSE REGULATIONS PRIOR TO SUCH SALE OR ATTEMPTED SALE.

OWNER:
PROVISION INVESTMENTS, LLC
19940 STATE HWY 161
FAIRHOPE, AL 36532

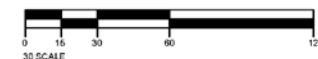
FLOOD ZONE:
FIRM NO. 010030C0603M EFFECTIVE DATE APRIL 19, 2019. SHOWS THE PROPERTY TO
BE SITUATED IN ZONE X UNSHADED.

UTILITY PROVIDERS:
WATER - FAIRHOPE UTILITIES
SEWER - FAIRHOPE UTILITIES
ELECTRIC - RIVERA UTILITIES

GREENSPACE CALCULATIONS (CITY OF FAIRHOPE):	
ACREAGE IN TOTAL TRACT:	1.88 ACRES
WETLANDS:	0 ACRES
PONDS:	0.15 ACRES
ASPHALT ROADS:	0.17 ACRES
NET ACREAGE:	1.68 ACRES
DENSITY (NET) = 16 UNITS/1.68 ACRES:	9.52 UNITS/ACRE
GREENSPACE REQUIRED (25% OF 1.98 ACRES):	0.495 ACRES
GREENSPACE PROVIDED:	0.496 ACRES



VICINITY MAP
N.T.S.
SECTION 22, TOWNSHIP 6 SOUTH, RANGE 2 EAST
BALDWIN COUNTY, ALABAMA

[illegible]

SITE PLAN

Thompson Hall Quadplexes
Thompson Hall Road
Fairhope, AL 36532



JOB No. 20190574	DATE 2/18/20
DRAWN JRB	SCALE 1"=30'

SHEET
C01

Baldwin County Planning and Zoning Commission
Case No. S-20010 – Walden Fields Subdivision
Development Permit Approval
Staff Report for Planning and Zoning Commission Public Hearing
March 5, 2020
Agenda Item 8.c

This report is prepared by the Baldwin County Planning and Zoning, Subdivision 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: March 5, 2020 Development Permit Approval Pending

Attachments: Vicinity Map
Site Map
Proposed Plat

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Planning District: District 7 – Unzoned

Location of Property: The subject property is located on the north side of Redmond Lane and along the west side of Walden Lane approximately 0.50 miles off of US Hwy 31.

Parcel Numbers: 05-33-04-18-0-000-002.002, 05-33-03-07-0-000-004.001
05-33-03-07-0-000-003.001, 05-33-03-07-0-000-033.024

Report Prepared By: Mary Booth; Subdivision Coordinator

III. SUBDIVISION PROPOSAL:

Proposed number of Sites: 7

Linear Feet of Streets: NA

Total Acreage: ± 7.96 acres

Smallest Site Size: ± 1.10 acres

Owner: 68V Walden Fields 2020 LLC
29891 Woodrow Ln Ste 300
Spanish Fort, AL 36527

Engineer/Surveyor: Dewberry
25353 Friendship Road
Daphne, AL 36526

Request: The applicant is requesting Development Permit approval for the above-mentioned subdivision from the Baldwin County Planning and Zoning Commission.

IV. PUBLIC UTILITIES AND SITE CONSIDERATIONS:

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

Transportation: The proposed sites will front on a paved County maintained road.

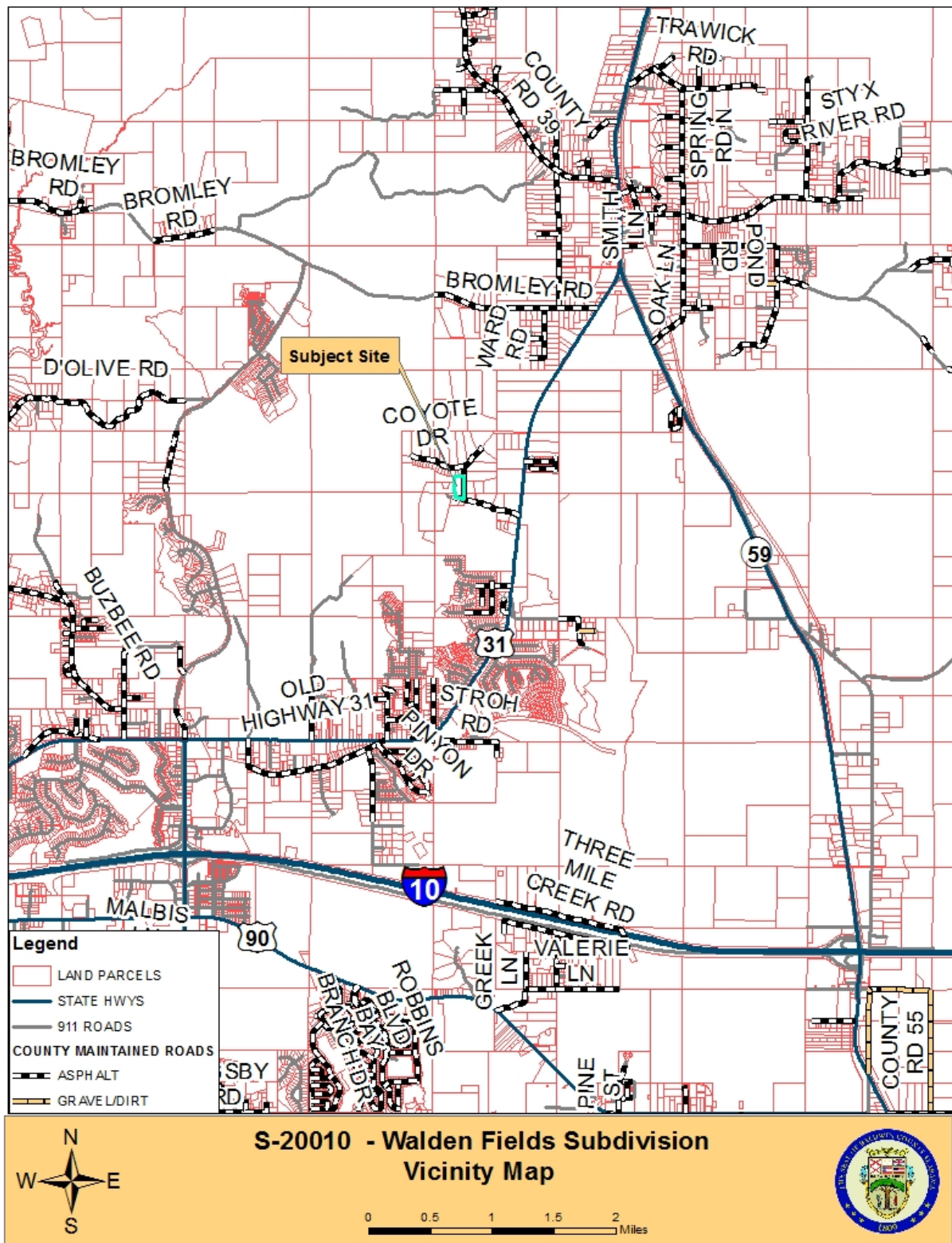
V. STAFF COMMENTS:

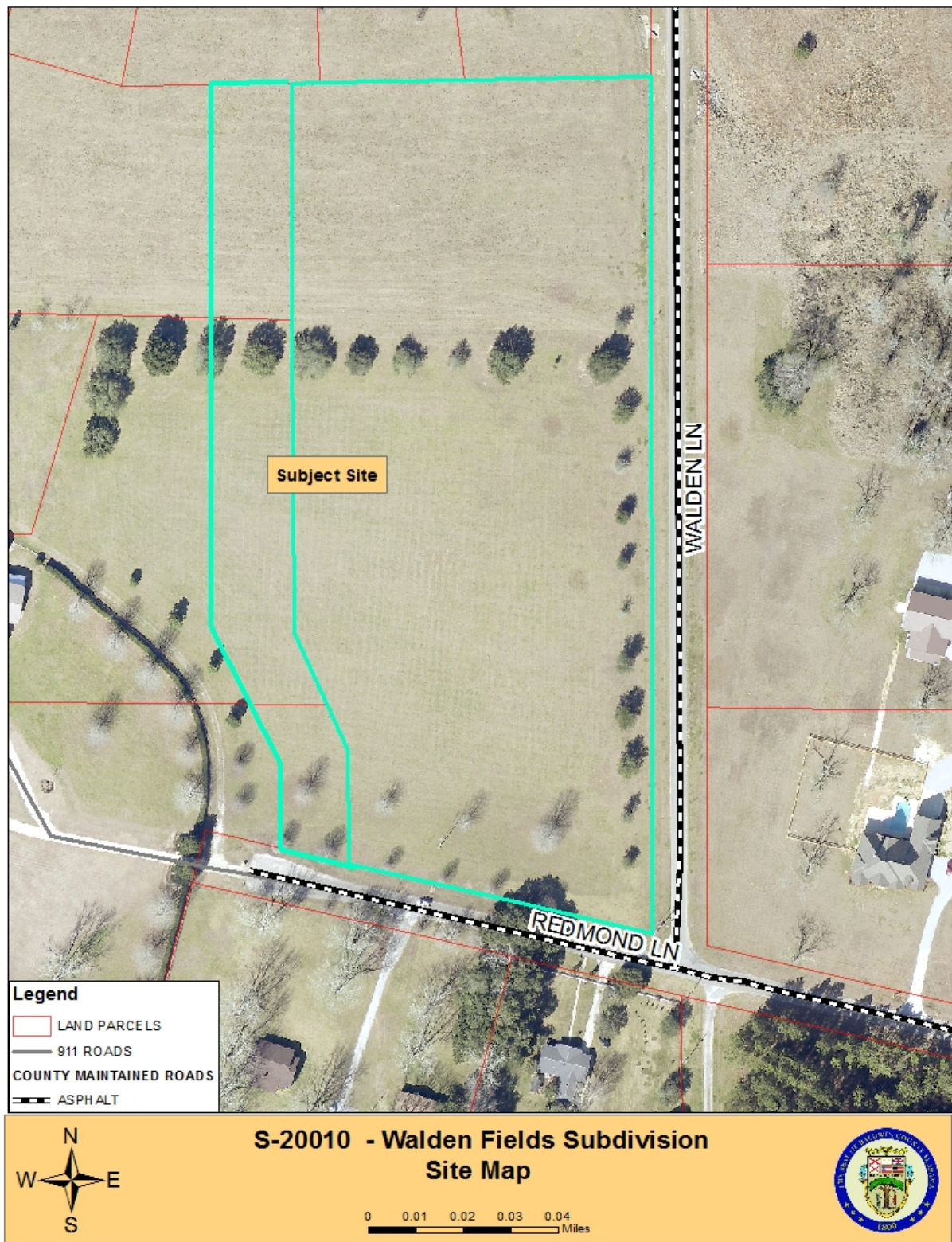
Items for consideration:

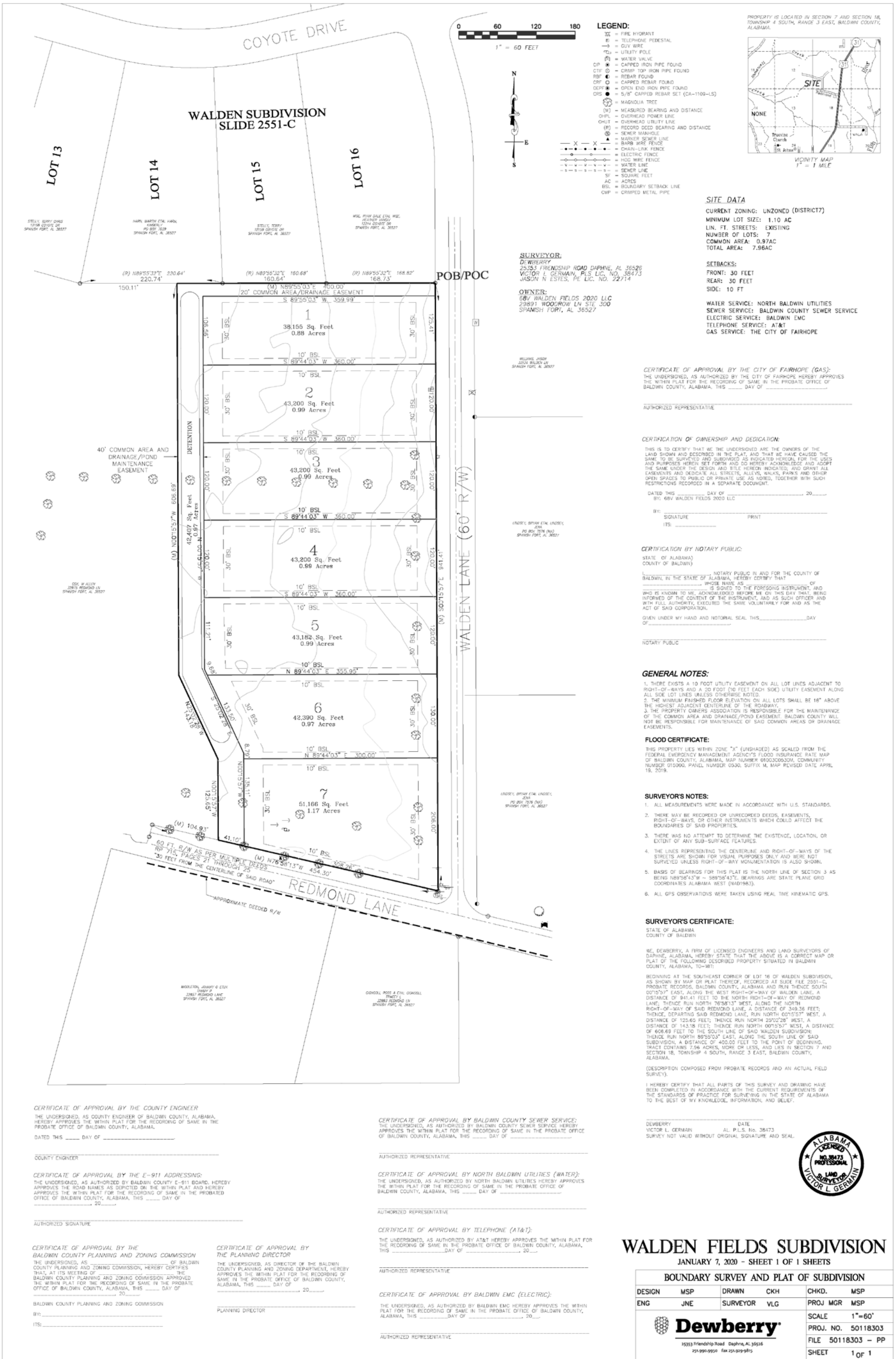
- All items of the Development Permit application meet the requirements of the subdivision regulations.

VI. RECOMMENDATIONS:

Staff recommends that the Development Permit application for Case No. S-20010, Walden Fields Subdivision, be **APPROVED**.







Baldwin County Planning and Zoning Commission
Case No. S-20011 – Magnolia Acres, Ph 2 Subdivision
A Re-Sub of Lot 11, Magnolia Acres
Development Permit Approval
Staff Report for Planning and Zoning Commission Public Hearing
March 5, 2020
Agenda Item 8.d

This report is prepared by the Baldwin County Planning and Zoning, Subdivision 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: March 5, 2020 Development Permit Approval Pending
February 6, 2020 Variance Request Approval

Attachments: Vicinity Map
 Site Map
 Proposed Plat

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Planning District: District 14 – Unzoned

Location of Property: The subject property is located on south side of County Road 28
 approximately 0.65 miles west of County Road 55 in the Summerdale
 area.

Parcel Number: 05-55-02-10-0-000-001.000

Report Prepared By: Mary Booth; Permit/Subdivision Coordinator

III. SUBDIVISION PROPOSAL:

Proposed number of Lots: 17

Linear Feet of Streets: +/- 1,020LF

Total Acreage: ± 37.88 acres

Smallest Lot Size: ± 0.92 acres

Owner/Developer: James Ellis
 Ellis Civil
 PO Box 190
 Summerdale, AL 36580

Engineer: Jason W. Wooten
 1249 Pencarro Blvd
 Foley, AL 36535

Surveyor: Kelvin Harris
1810 Trammel Motorway
Sylacauga, AL 35150

Request: The applicant is requesting Development Permit approval for the above-mentioned subdivision from the Baldwin County Planning and Zoning Commission.

IV. PUBLIC UTILITIES AND SITE CONSIDERATIONS:

Public Utilities Services: Water: On-Site Well
Sewer: On-Site Septic
Electricity: Baldwin EMC

Transportation: The proposed lots will front on Stellata Lane, a proposed public and paved road.

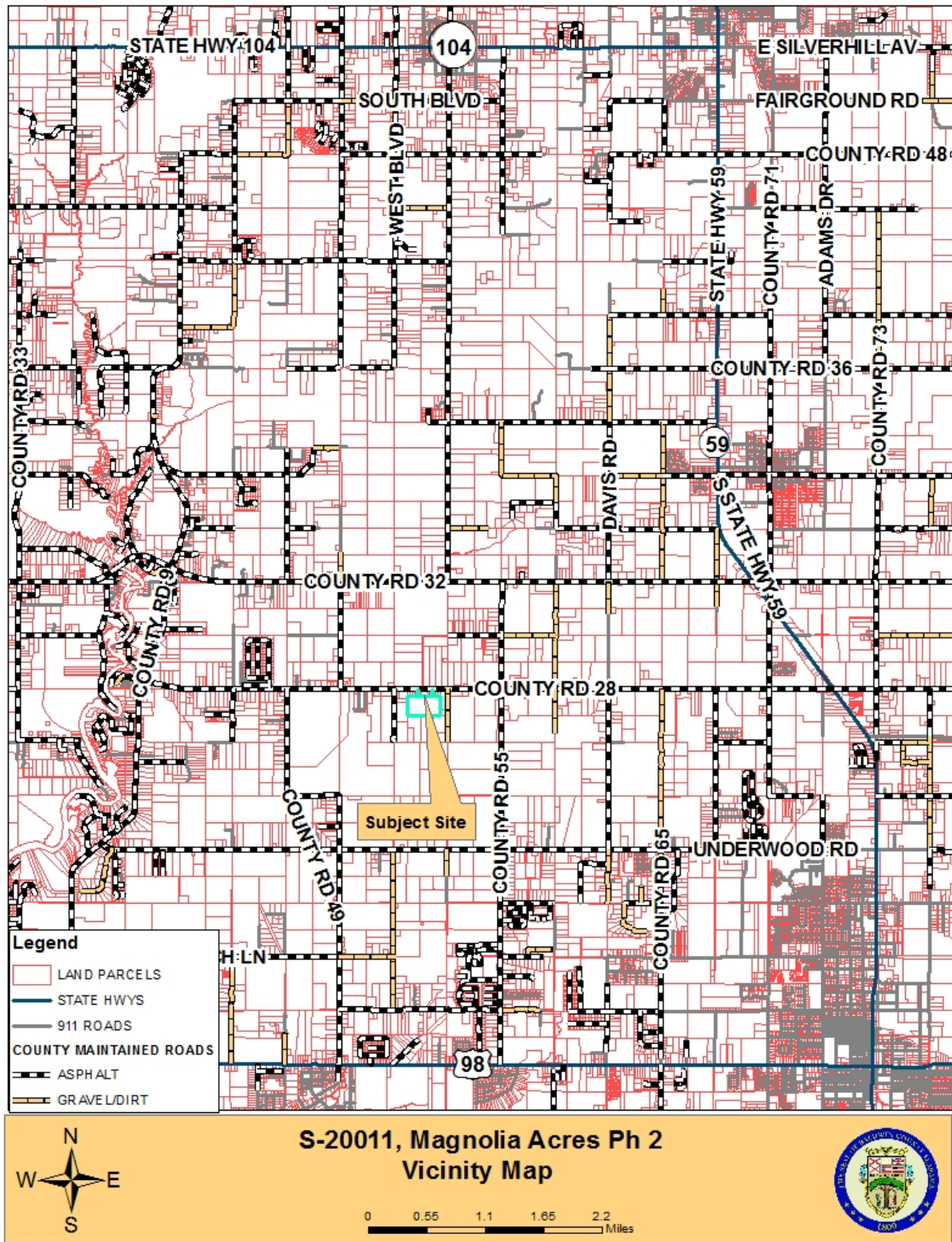
V. STAFF COMMENTS:

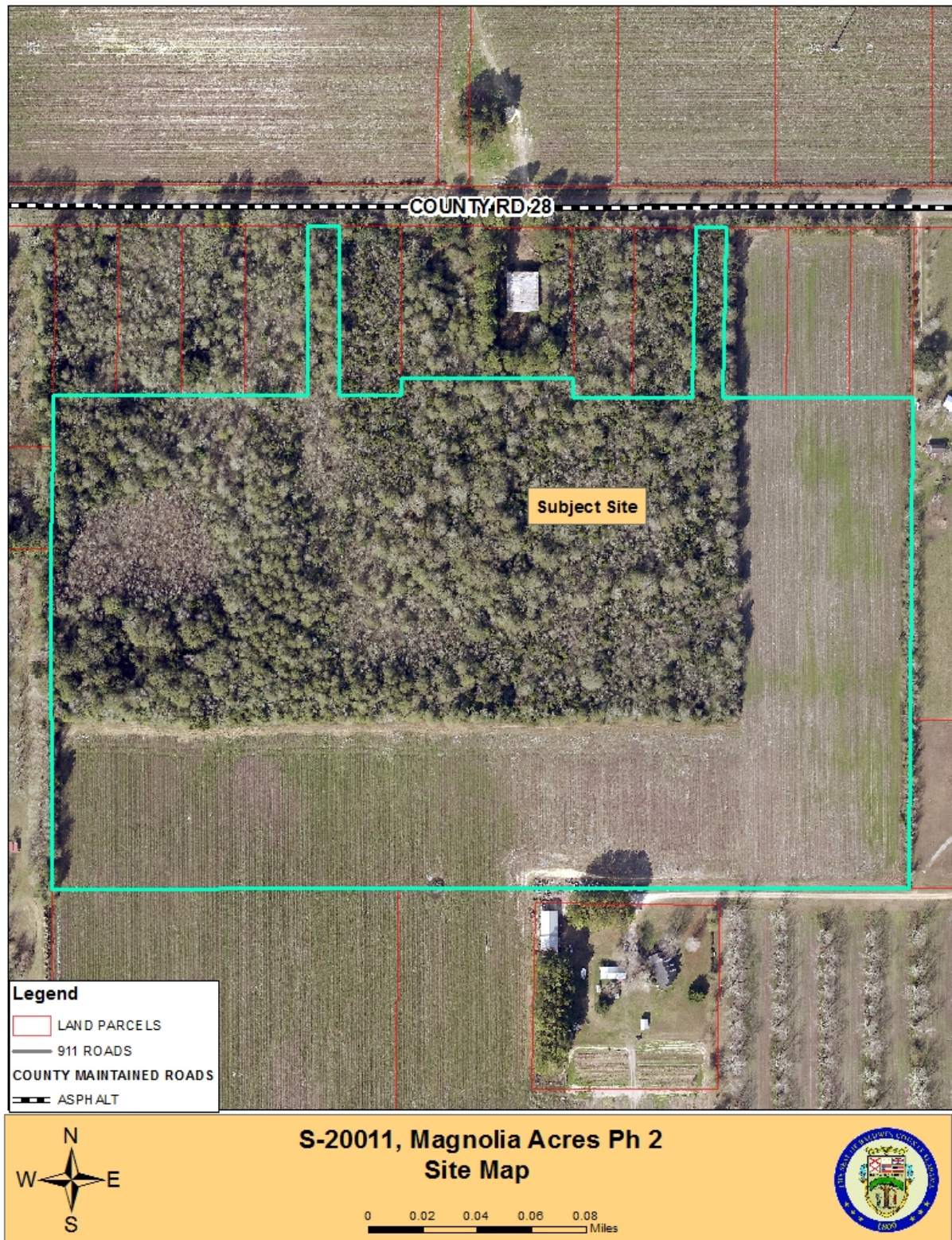
Items for consideration:

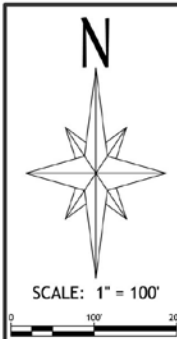
- The preliminary plat needs to be revised to incorporate the following revisions:
 - The parcel number needs to be added for existing Lots 1-10.
 - This is a resub of Lot 11 of Magnolia Acres, a previously recorded subdivision. The plat will need to be updated to reflect the same in the title prior to the final plat being recorded.
 - The road name needs to be updated to Stellata Lane, a public right-of-way.
 - The utility/drainage easements need to be shown/labeled.
 - The utility providers need to be added.
 - The site data table needs to be updated to show minimum square foot of the lot size as shown on the plat.
 - The site data table needs to be revised to include the total linear feet of street.
 - A note needs to be added to include the variance approved on 2-6-20 for a reduction in minimum lot width and include the approved lot width and applicable lot numbers.

VI. RECOMMENDATIONS:

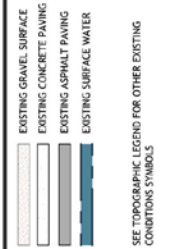
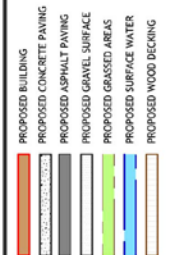
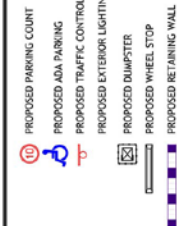
Staff recommends that the Development Permit application for Case No. S-20011, Magnolia Acres, Phase 2, be **APPROVED** contingent upon the above revisions updated on the preliminary plat.







MAP LEGEND:



PREPARED FOR:

ELLIS CIVIL
P.O. BOX 190
SUMMERDALE, ALABAMA 36580
(251) 284-6486
james_gsb@yahoo.com

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00	48.36	44.72	N 12° 00' 00" W	53° 07' 48" E
C2	50.00	17.41	17.29	S 45° 00' 00" E	8° 29' 32" E
C3	50.00	28.43	25.17	S 11° 01' 31" E	46° 58' 28" E
C4	50.00	60.14	62.11	N 40° 00' 00" E	18° 00' 00" E
C5	50.00	13.14	12.67	S 50° 29' 36" E	60° 51' 26" E
C6	50.00	17.17	17.04	S 09° 54' 42" E	19° 37' 00" E

PPIN 300020
ROBERT L. MIKKELSEN
16086 COUNTY ROAD 28
SUMMERDALE, ALABAMA 36580

PPIN 300019
GUNA L. MIKKELSEN
10228 MAGNOLIA SPRINGS HIGHWAY
FOLEY, ALABAMA 36535

PPIN 300005
LAURA E. MIKKELSEN BASS
C/O CAMELIA MIKKELSEN
29894 ST HELEN STREET
DAPHNE, ALABAMA 36526

PPIN 300008
LISA A. MIKKELSEN WEIR
127 CHAD LANE
MADISON, ALABAMA 35758

PPIN 300013
PATRICK R. MIKKELSEN
3610 GLENRIDGE DRIVE, APT. 230
SANDY SPRINGS, GEORGIA 30342

PPIN 035749
MARY E. RHODES, ETAL
P.O. BOX 904
SUMMERDALE, ALABAMA 36580

PPIN 035832
SANDRA N. & DANNY J. DIXON, ETAL
621 WEDGEWOOD DRIVE
GULF SHORES, ALABAMA 36542

PPIN 300040
ROBERT L. MIKKELSEN
16086 COUNTY ROAD 28
SUMMERDALE, ALABAMA 36580

PPIN 051951
DANA C. FOWLER &
NORMAN L. FOWLER, ETAL
P.O. BOX 1406
FOLEY, ALABAMA 36536

PPIN 243078
ROBERT L. MIKKELSEN
16086 COUNTY ROAD 28
SUMMERDALE, ALABAMA 36580

PPIN 020565
ROBERT L. MIKKELSEN
16086 COUNTY ROAD 28
SUMMERDALE, ALABAMA 36580

FLOOD ZONE NOTE:
BASED ON FEMA FIRM 01030C0780L, PUBLISHED
JULY 17, 2007, THE SUBJECT PROPERTY IS LOCATED IN ZONE 'X' (UNSHADED).

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF PROPERTY
STATE OF ALABAMA COUNTY OF BALDWIN
I, Kelvin L. Harris, a licensed Surveyor of Tallapoosa County, Alabama, hereby certify that I have surveyed the property of the (name of company or proprietor), a (Corporation or proprietor), situated in Baldwin County, Alabama and described as follows:
State of Alabama
Baldwin County

I, Kelvin L. Harris, a licensed land surveyor in the State of Alabama, hereby state that the foregoing is a map of part of the North 1/2 of the Northeast 1/4 of Section 10, Township 7 South, Range 3 East, Baldwin County, Alabama, being more particularly described as follows: Commencing at the Northeast corner of Section 10, Township 7 South, Range 3 East, Baldwin County, Alabama; thence S 00° 12' 21" E a distance of 37.80 to a point; thence S 89° 54' 08" W a distance of 333.56 to a 1/2" capped rebar in place, located on the South right of way of Baldwin County Road No. 28, said point being the point of beginning. From this beginning point proceed S 00° 12' 21" E a distance of 959.51 to a 1/2" capped rebar in place; thence S 00° 12' 21" E a distance of 333.56 to a 1/2" capped rebar in place (CA-0092-LS); thence S 89° 54' 08" W a distance of 1672.19 to a 1/2" capped rebar set; thence N 00° 02' 24" E a distance of 660.85 to a 1/2" capped rebar in place, located on the South right of way of Baldwin County Road No. 28; thence along said right of way N 89° 57' 35" E a distance of 671.30 to a 1/2" capped rebar set; thence, leaving said right of way, proceed S 00° 06' 12" E a distance of 293.35 to a 1/2" capped rebar set; thence N 89° 53' 49" E a distance of 331.74 to a 1/2" capped rebar set; thence N 00° 06' 11" W a distance of 293.35 to a 1/2" capped rebar set on the South right of way of Baldwin County Road No. 28; thence along said right of way N 89° 54' 08" E a distance of 664.99, back the point of beginning, containing 47.06 acres, more or less.

And that the plot or map contained herein is a true and correct map showing the subdivision into which the property described is divided giving the length and bearings of the boundaries of each lot and easement and its number and showing the streets, alleys and public grounds and giving the bearings, length, width and names of the streets, said map further shows the relation of the land so platted to the Government Survey, and that permanent monuments have been placed at points marked thus (o) as hereon shown. I further certify that all parts of this survey and drawing have been completed in accordance with the requirements of the Minimum Technical Standards for the practice of land surveying in the State of Alabama to the best of my knowledge, information, and belief.

WITNESS my hand this 27th day of November, 2018.

Kelvin L. Harris, Alabama license # 29409

OWNER'S DEDICATION

I, James Ellis, 15885 Highway 99 North, Foley, Alabama 36535, as proprietor, have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Magnolia Acres, Phase 1, a part of Section 10, Township 7 South, Range 3 East, Baldwin County, Alabama, and that the Streets, Drives, Alleys, Easements, etc.) as shown on said plat are hereby dedicated to the use of the public.

Property Owner

Signed and sealed in the presence of:

Witness

ACKNOWLEDGMENT

STATE OF ALABAMA COUNTY OF BALDWIN

I, _____, Notary Public in and for said County, in said State, hereby certify that (owner's name), whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and official seal this _____ day of _____, 20____.

NOTARY PUBLIC

PLAT NOTES:

1. LOTS 1 THROUGH 10 APPROVED/SUBDIVIDED AS PHASE 1
2. BALDWIN COUNTY IS NOT RESPONSIBLE FOR MAINTENANCE OF COMMON AREAS.
3. PORTIONS OF COMMON DRIVES OUTSIDE THE PUBLIC RIGHTS-OF-WAY AS SHOWN HEREON ARE PRIVATE AND SHALL NOT BE MAINTAINED BY BALDWIN COUNTY.
4. A COMMERCIAL TURN-OUT PERMIT SHALL BE REQUIRED FOR EACH INDIVIDUAL COMMON DRIVE.
5. THE MINIMUM CULVERT SIZE FOR CROSS DRAINS LOCATED UNDER DRIVES SHALL BE 15"Ø.
6. UTILITIES ARE TO BE LOCATED UNDERGROUND FOR ALL PHASES OF THIS DEVELOPMENT.
7. THERE IS DEDICATED HEREWITH A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE RIGHTS-OF-WAY AND A 5 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT AND COMMON AREA LINES, UNLESS OTHERWISE NOTED.
8. LOTS 5 & 8 SHALL HAVE ACCESS TO COUNTY ROAD 28 THROUGH THE INGRESS/EGRESS EASEMENTS SHOWN THROUGH LOT 11.

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING & ZONING COMMISSION

The undersigned, as _____ of Baldwin County Planning and Zoning Commission, hereby certifies that, at its meeting of _____, the Baldwin County Planning and Zoning Commission approved the within plat for the recording of the same in the Probate Office of Baldwin County, Alabama, this _____ day of _____, 20____.

Baldwin County Planning and Zoning Commission

By: _____

Its: _____

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY HEALTH DEPARTMENT

The undersigned, as Director of the Baldwin County Planning and Zoning Department, hereby approves the within plat for the recording of the same in the Probate Office of Baldwin County, Alabama this _____ day of _____, 20____.

Planning Director

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY HEALTH DEPARTMENT

The lot(s) on this plat are subject to approval or detention by the Baldwin County Health Department. No representation is made that any lot on this plat will accommodate as Onsite Sewage System (OSS). The appropriateness of a lot for wastewater (sewage) treatment and disposal shall be determined when an application is submitted. If permitted, the lot approval may contain certain conditions which restrict the use of the lot or obligate owners to special maintenance and reporting requirements, and these conditions are on file with the said health department and are made a part of this plat as if set out hereon.

Signed this the _____ day of _____, 20____.

Authorized Signature

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY E-911 ADDRESSING

The undersigned, as authorized by the Baldwin County E-911 Board, hereby approves the road names as depicted on the within plat and hereby approves the within plat for the recording of the same in the Probate Office of Baldwin County, Alabama, this _____ day of _____, 20____.

Authorized Signature

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

The undersigned, as County Engineer of Baldwin County, Alabama, hereby approves the within plat for the recording of the same in the Probate Office of Baldwin County, Alabama, this _____ day of _____, 20____.

County Engineer

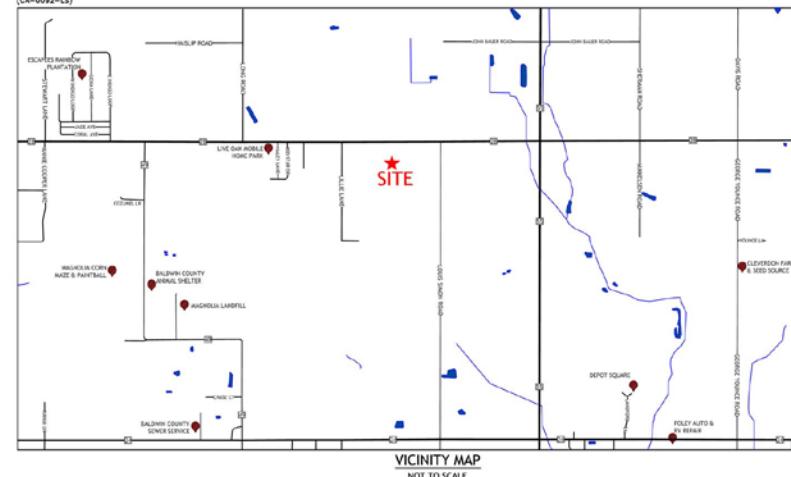
CERTIFICATE OF APPROVAL BY BALDWIN EMC.

The undersigned, as authorized by Baldwin EMC, hereby approves the within plat for the recording of the same in the Probate Office of Baldwin County, Alabama, this _____ day of _____, 20____.

(authorized signature)

PHASE 2 - SITE DATA TABLE

CURRENT ZONING	UNZONED, PLANNING DISTRICT 14
SITE ACREAGE	47.06 AC
PLANNED LOT COUNT	17
LOT STATISTICS	
MINIMUM LOT SIZE REQUIRED	40,000.0 S.F.
SMALLEST LOT	40,101.5 S.F.
LARGEST LOT	902,713.6 S.F.
BUILDING SETBACKS	
FRONT	30 FT
BACK	30 FT
SIDE	10 FT



WOOTEN ENGINEERING
CIVIL PLANNING + DESIGN
(251) 269-8689
jww@wooteneing.com
1249 Poncaro Blvd
Foley, Alabama 36535

January 7, 2020

DRAWING DATA:

PROJECT NUMBER:	WEB-11-018
DRAWING FILE:	WEB-11-018 PRELIM PLAT PH 2.DWG
DATE:	January 7, 2020
DRAWN BY:	JWW
CHECKED BY:	JWW
REVISIONS:	
	03/01/2020

PHASE 2 PRELIMINARY PLAT
MAGNOLIA ACRES SUBDIVISION

BALDWIN COUNTY NEAR SUMMERDALE, ALABAMA

SHEET NUMBER:

C-01 OF 5

I. PUBLIC HEARINGS:

Attachments: Vicinity Map
Site Map
Proposed Plat

Planning District: District 12 – Zoned RSF-1

Parcel Numbers: 05-47-02-03-0-000-002.012

Report Prepared By: Mary Booth; Subdivision Coordinator

Proposed number of Sites: 2

Total Acreage: ± 7.38 acres

Smallest Site Size: ± 3.69 acres

Owner: Wesley & Ladonna Bowen
22201 Pearson St.
Robertsdale, AL 36567

Engineer/Surveyor: S.E. Civil Engineering & Surveying
880 Holcomb Blvd.
Fairhope, AL 36535

Request: The applicant is requesting Development Permit approval for the above-mentioned subdivision from the Baldwin County Planning and Zoning Commission.

IV. PUBLIC UTILITIES AND SITE CONSIDERATIONS:

Public Utilities Services: Water: On-Site Well
 Sewer: On-Site Septic
 Electricity: Baldwin EMC

Transportation: The proposed sites will front on a paved County maintained road.

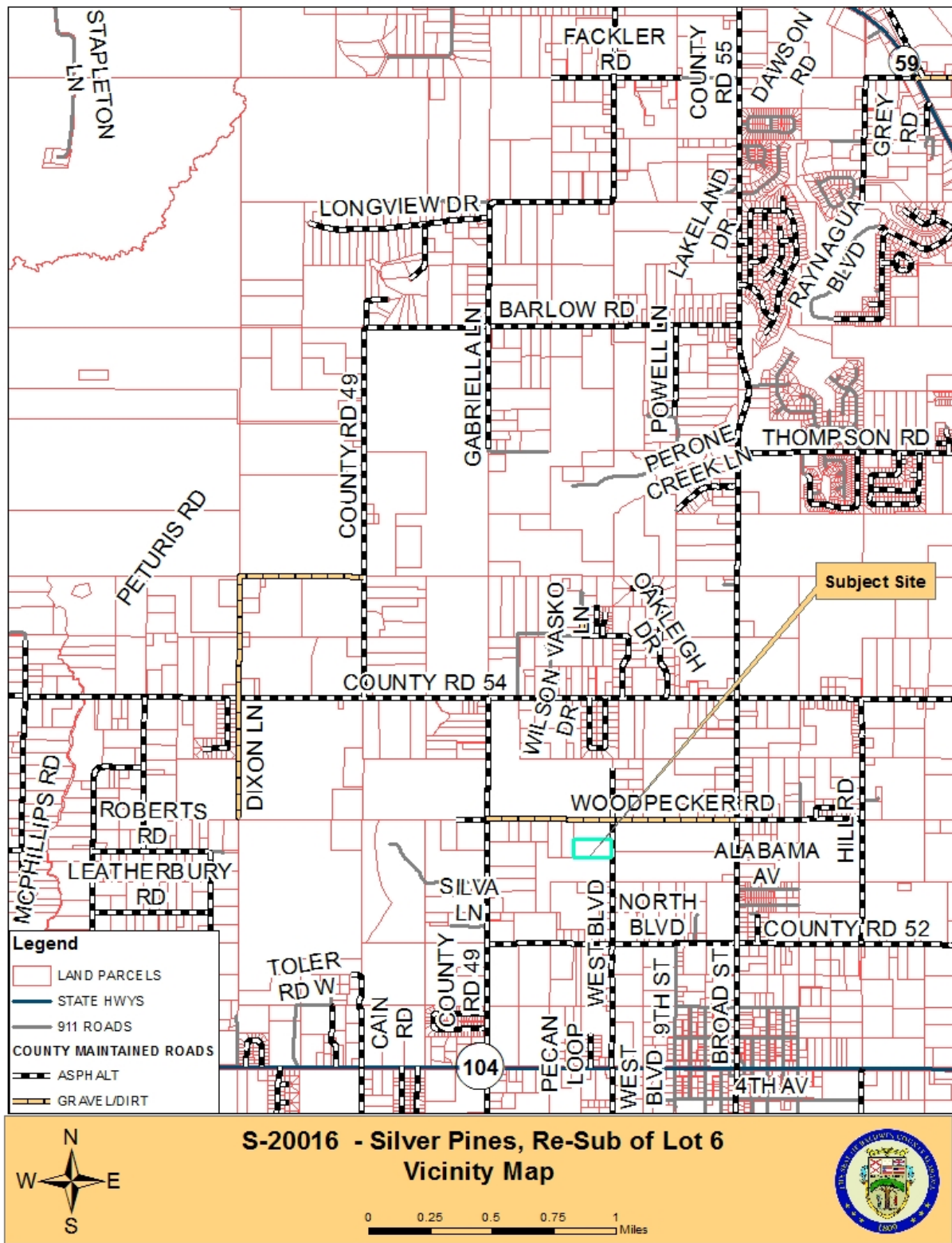
V. STAFF COMMENTS:

Items for consideration:

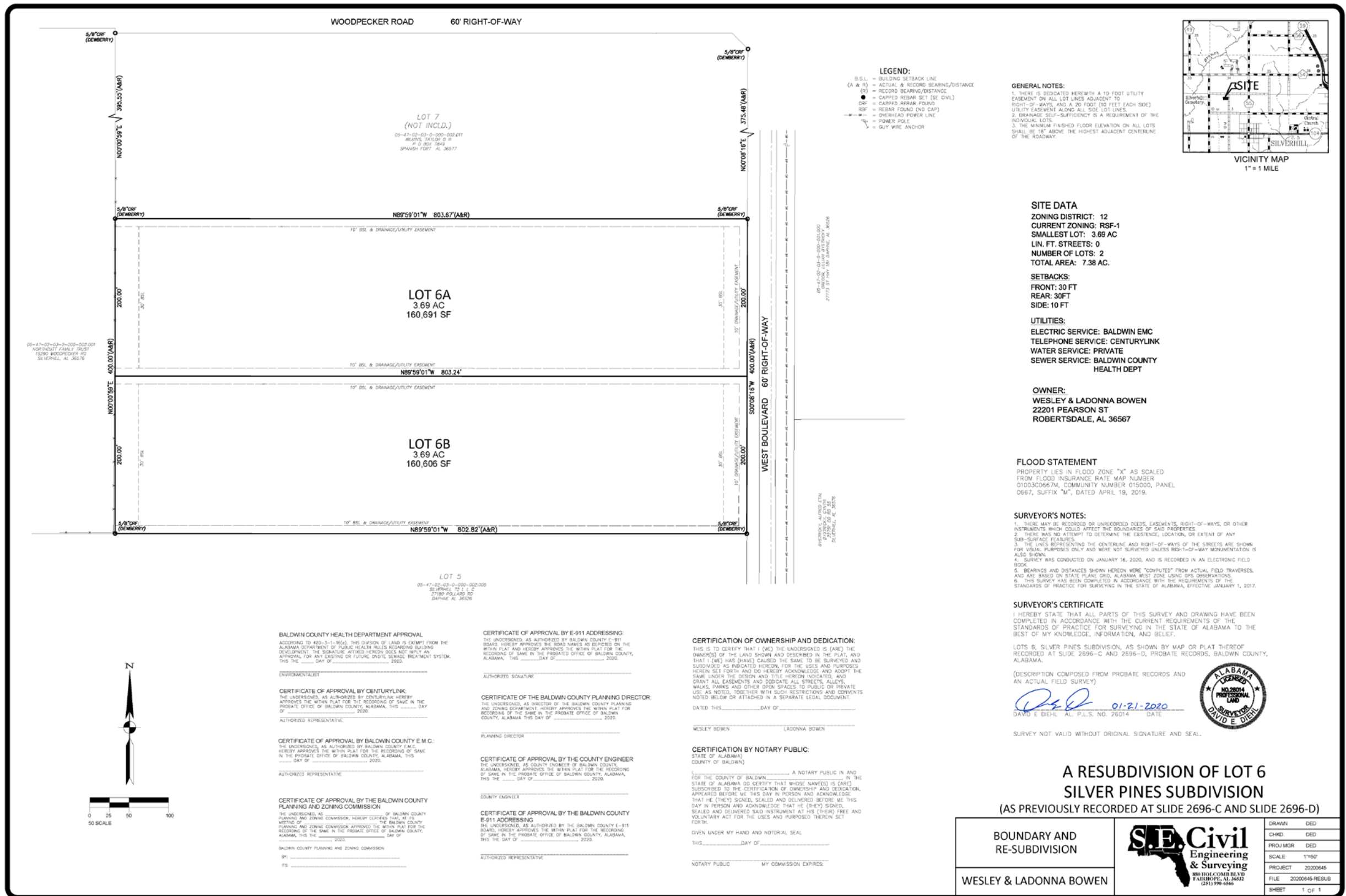
- All items of the Development Permit application meet the requirements of the subdivision regulations.

VI. RECOMMENDATIONS:

Staff recommends that the Development Permit application for Case No. S-20016, Silver Pines, Re-Sub of Lot, be **APPROVED**.







Baldwin County Planning and Zoning Commission
Case No. S-20021 – Young Owen Subdivision
Development Permit Approval
Staff Report for Planning and Zoning Commission Public Hearing
March 5, 2020
Agenda Item 8.f

This report is prepared by the Baldwin County Planning and Zoning, Subdivision 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: March 5, 2020 Development Permit Approval Pending

Attachments: Vicinity Map
Site Map
Proposed Plat

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Planning District: District 10 – Zoned RSF-2

Location of Property: The subject property is located on the north side of Buzbee Road approximately 1.5 miles west of Stagecoach Road.

Parcel Numbers: 05-32-05-16-0-000-015.000

Report Prepared By: Mary Booth; Subdivision Coordinator

III. SUBDIVISION PROPOSAL:

Proposed number of Sites: 3

Linear Feet of Streets: 258LF

Total Acreage: ± 2.0 acres

Smallest Site Size: ± 0.47 acres

Owner: Young Owen, LLC
PO Box 7664
Spanish Fort, AL 36577

Engineer: Divergent Engineering, LLC
PO Box 808
Magnolia Springs, AL 36555

Request: The applicant is requesting Development Permit approval for the above-mentioned subdivision from the Baldwin County Planning and Zoning Commission.

IV. PUBLIC UTILITIES AND SITE CONSIDERATIONS:

Public Utilities Services: Water: Spanish Fort Water System
 Sewer: Baldwin County Sewer Service
 Electricity: Riviera Utilities

Transportation: The proposed sites will front an internal private paved road.

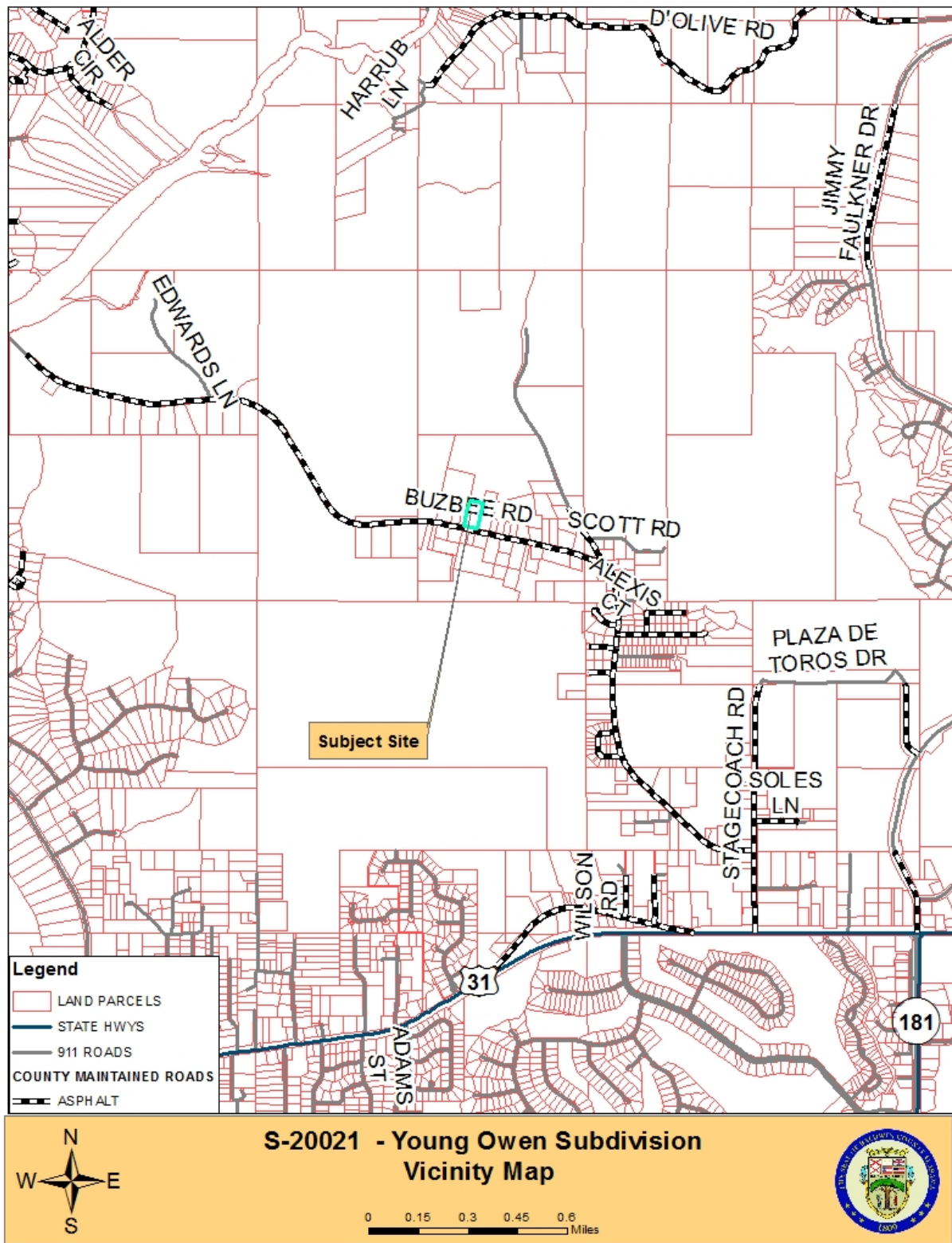
V. STAFF COMMENTS:

Items for consideration:

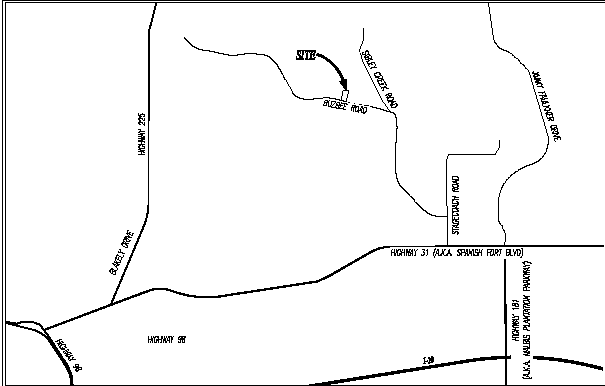
- All items of the Development Permit application meet the requirements of the subdivision regulations.

VI. RECOMMENDATIONS:

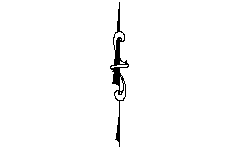
Staff recommends that the Development Permit application for Case No. S-20021, Young Owen LLC Subdivision, be **APPROVED**.







VICINITY MAP
NOT TO SCALE



- LEGEND**
- CHIPPED IRON ROD FOUND
 - CHIPPED TOP IRON PIPE FOUND
 - OPEN TOP IRON PIPE FOUND
 - CHIPPED IRON PIPE FOUND
 - IRON PIPE FOUND
 - CHIPPED IRON ROD SET
 - RECORD
 - UNRECORDED
 - RIGHT OF WAY
 - POINT OF COMMENCEMENT
 - POINT OF BEGINNING
 - CHAIN LINK FENCE
 - WIRE FENCE
 - WOOD FENCE
 - UTILITY POLE
 - POWER POLE
 - SWIMMING POOL
 - SWIMMING POOL
 - ELECTRICAL TRANSFORMER
 - WATER METER
 - WATER METER
 - WATER VALVE
 - TIRE MONITOR
 - TELEPHONE PEDIESTAL

Young Owen Subdivision

BALDWIN COUNTY
ALABAMA

NORTH PARCEL:
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 777.8 FEET TO A POINT ON THE NORTH MARSH OF THE RIGHT OF WAY OF BUZZBEE ROAD (80 FOOT WIDE RIGHT OF WAY); THENCE ALONG SAID NORTH MARSH NORTH 77°15' WEST A DISTANCE OF 1768.9 FEET TO A POINT MARKED BY AN IRON PIPE; THENCE DEPARTING SAID NORTH MARSH NORTH 12°45'00" EAST A DISTANCE OF 208.38 FEET TO THE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN; THENCE CONTINUE NORTH 12°45'00" EAST A DISTANCE OF 208.04 FEET TO A POINT MARKED BY AN IRON PIPE; THENCE NORTH 77°07'28" WEST A DISTANCE OF 208.77 FEET TO A POINT MARKED BY AN IRON PIPE; THENCE SOUTH 12°45'30" WEST A DISTANCE OF 208.71 FEET TO A POINT; THENCE SOUTH 77°01'58" EAST A DISTANCE OF 208.81 FEET TO THE POINT OF BEGINNING, CONTAINING 43.611 SQUARE FEET (1.00 ACRES) MORE OR LESS.

SOUTH PARCEL:
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 777.8 FEET TO A POINT ON THE NORTH MARSH OF THE RIGHT OF WAY OF BUZZBEE ROAD (80 FOOT WIDE RIGHT OF WAY); THENCE ALONG SAID NORTH MARSH NORTH 77°15' WEST A DISTANCE OF 1768.9 FEET TO THE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN; SAID POINT MARKED BY AN IRON PIPE; THENCE ALONG SAID NORTH MARSH NORTH 77°08'34" WEST A DISTANCE OF 208.84 FEET TO A POINT MARKED BY A CHIPPED IRON ROD (PEAK); THENCE DEPARTING SAID NORTH MARSH NORTH 12°45'30" EAST A DISTANCE OF 208.79 FEET TO A POINT; THENCE SOUTH 77°01'58" EAST A DISTANCE OF 208.81 FEET TO A POINT; THENCE SOUTH 12°45'00" WEST A DISTANCE OF 208.38 FEET TO THE POINT OF BEGINNING, CONTAINING 43.557 SQUARE FEET (1.00 ACRES) MORE OR LESS.

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

DANIEL D. CLARK, ALABAMA LICENSE # 27720

OWNER/DEVELOPER:

YOUNG OWEN, LLC
P.O. BOX 7894
SPANISH FORT, AL 36577
WALTER KILLINGSWORTH - SOLE PROPRIETOR

ENGINEER OF RECORD:

OVERSIGHT ENGINEERING, LLC
MAGNOLIA SPRINGS, AL
BAXTER DAVIS, P.E.

FLOOD ZONE CERTIFICATE

THE SURVEYED PROPERTY SHOWN HEREON IS IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD HAZARD AS SCALED FROM THE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION COMMUNITY PANEL NUMBER 0100303030, BALDWIN COUNTY, ALABAMA PURSUANT TO MAP DATED APRIL 18, 2019.

SIGNED THIS THE ____ DAY OF ____ 20 ____

DANIEL D. CLARK, ALABAMA LICENSE # 27720

SITE DATA TABLE:

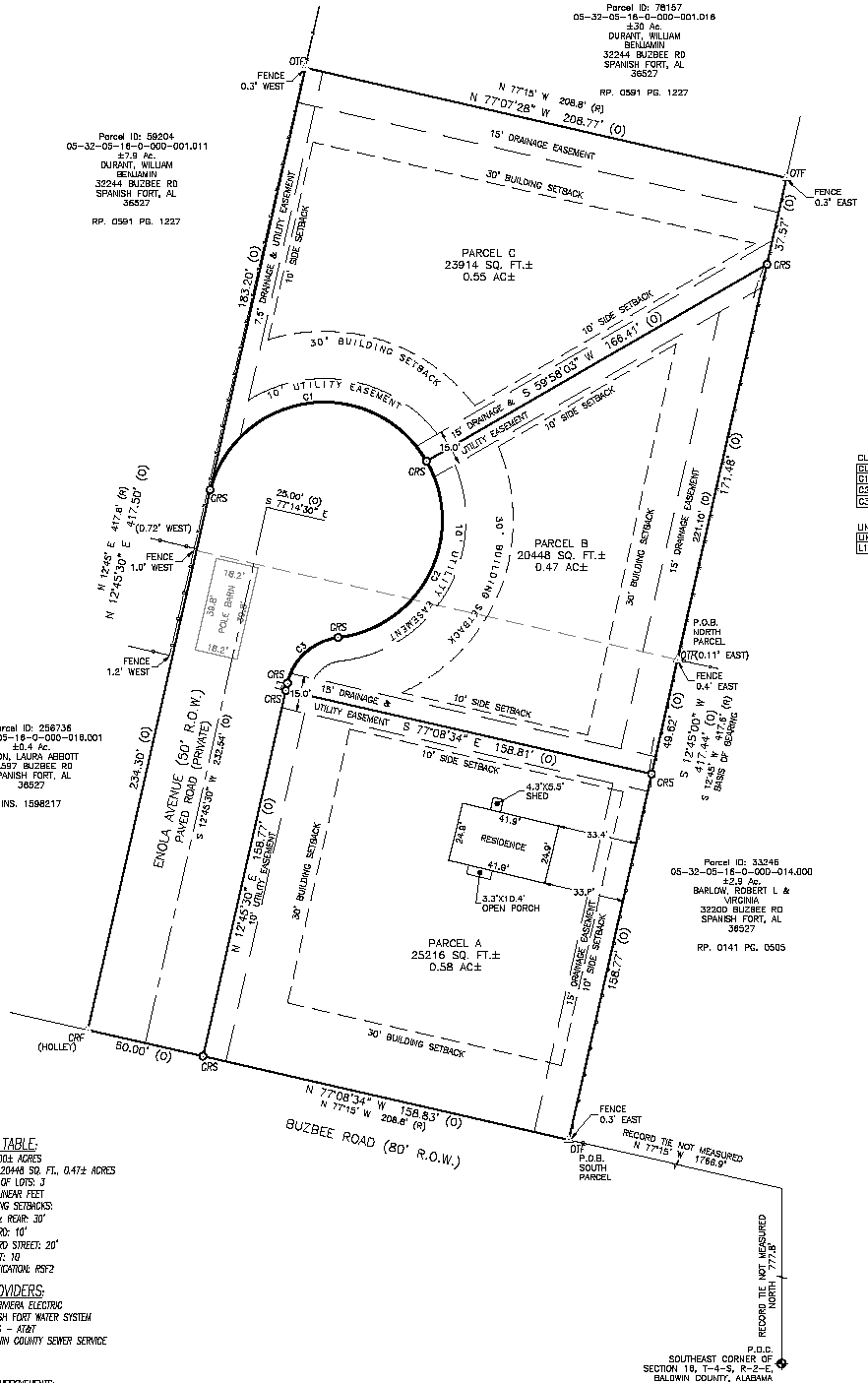
TOTAL AREA: 2.001 ACRES
SMALLEST LOT: 20448 SQ. FT., 0.47± ACRES
TOTAL NUMBER OF LOTS: 3
STREETS: 208 LINEAR FEET
MINIMUM BUILDING SETBACKS:
FRONT & REAR: 30'
SIDE YARD: 10'
SIDE YARD STREET: 20'
ZONING DISTRICT: 10
ZONING CLASSIFICATION: RSF2
UTILITY PROVIDERS:
ELECTRICITY - AMERICA ELECTRIC
WATER - SPANISH FORT WATER SYSTEM
COMMUNICATIONS - AT&T
SEWER - BALDWIN COUNTY SEWER SERVICE

LICENSED ENGINEER'S CERTIFICATION OF IMPROVEMENTS

I, BAXTER DAVIS, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA WITH A LICENSE NUMBER OF ____ HEREBY CERTIFY THAT I HAVE DESIGNED THE WITHIN IMPROVEMENTS IN CONFORMITY WITH THE APPLICABLE CODES AND LAWS AND WITH THE PRINCIPLES OF GOOD ENGINEERING PRACTICE INCLUDING THE DRAINAGE DESIGN REQUIREMENTS OF BALDWIN COUNTY LAND USE AND DEVELOPMENT REGULATIONS. I FURTHER CERTIFY THAT I HAVE PROVIDED OVERSIGHT OF THE CONSTRUCTION TO MY DESIGN, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE WITHIN IS A TRUE AND ACCURATE REPRESENTATION OF IMPROVEMENTS AS INSTALLED.

SIGNED THIS THE ____ DAY OF ____ 20 ____

ENGINEER



CURVE TABLE

CURVE	ARC LENGTH	CHORD	CHORD BEARING
C1	117.83' (C)	150.00' (C)	N 82°23'57" E
C2	88.87' (C)	150.00' (C)	S 83°53' (C)
C3	30.78' (C)	125.00' (C)	S 28°58' (C)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 12°45'30" E	3.12' (C)

Parcel ID: 78157
05-32-05-16-0-000-001.D1.6
4.30 AC
DURANT, WILLIAM
BENJAMIN
32244 BUZZBEE RD
SPANISH FORT, AL
36527
RP. 0581 PG. 1227

Parcel ID: 58204
05-32-05-16-0-000-001.D1.1
57.5 AC
DURANT, WILLIAM
BENJAMIN
32244 BUZZBEE RD
SPANISH FORT, AL
36527
RP. 0581 PG. 1227

Parcel ID: 258736
05-32-05-16-0-000-018.001
4.0 AC
DIXON, LAURA ABBOTT
32387 BUZZBEE RD
SPANISH FORT, AL
36527
INS. 1598217

Parcel ID: 33246
05-32-05-16-0-000-014.000
4.3 AC
BARLOW, ROBERT L &
VIRGINIA
32200 BUZZBEE RD
SPANISH FORT, AL
36527
RP. 0141 PG. 0505

P.O.D. SOUTHEAST CORNER OF SECTION 16, T-4-S, R-2-E, BALDWIN COUNTY, ALABAMA

191016-32216 BUZZBEE RD-DIVERGENT-40-AL-14.dwg ARCH D LANDSCAPE 202003 10:45:17

CERTIFICATE OF OWNERSHIP AND ENDORSEMENT:
THIS IS TO CERTIFY THAT I (WE), THE UNDERSIGNED, AN (ARE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THIS PLAT, AND THAT I (WE) HAVE CAUSED THE SAME TO BE SUBMITTED HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AND TO HEREBY RECONVEY AND AFFIRM THE SAME UNDER THE OATH AND THE HONORABLE HONORS, AND HAVE ALL EASEMENTS AND EXISTING ALLEYS, WAYS, RIGHTS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE, USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.
DATED THIS ____ DAY OF ____, 2020

OWNER

ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN IN THE STATE OF ALABAMA, DO HEREBY CERTIFY THAT WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND ENDORSEMENT, APPROVED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SHOULD, SIGNED AND DELIVERED SAID INSTRUMENT AT HIS (THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF ____, 2020.

NOTARY PUBLIC

CERTIFICATION OF THE BALDWIN COUNTY PLANNING DIRECTOR

THE UNDERSIGNED, AS DIRECTOR OF THE BALDWIN COUNTY PLANNING AND ZONING DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.
THIS ____ DAY OF ____, 2020.

AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE BALDWIN COUNTY PLANNING COMMISSION

THE UNDERSIGNED, AS AN AUTHORIZED REPRESENTATIVE OF THE BALDWIN COUNTY PLANNING AND ZONING DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.
THIS ____ DAY OF ____, 2020.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.
THIS ____ DAY OF ____, 2020.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY THE ELECTRIC UTILITIES

THE UNDERSIGNED, AS AUTHORIZED BY BAXTER DAVIS, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.
THIS ____ DAY OF ____, 2020.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY WATER UTILITIES

THE UNDERSIGNED, AS AUTHORIZED BY SPANISH FORT WATER SYSTEM, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA. THIS ____ DAY OF ____, 2020.

AUTHORIZED REPRESENTATIVE

CERTIFICATION OF APPROVAL BY THE BALDWIN COUNTY E-911 ADDRESSING

THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.
THIS ____ DAY OF ____, 2020.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY TELEPHONE UTILITIES

THE UNDERSIGNED, AS AUTHORIZED BY AT&T, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.
THIS ____ DAY OF ____, 2020.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY SEWER SERVICE

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY SEWER SERVICE, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA. THIS ____ DAY OF ____, 2020.

AUTHORIZED REPRESENTATIVE



02/26/2020 REVISED PER COUNTY REVIEW COMMENTS

DATE	BY	REVISION
PTS	BAG	DOC
DATE	SCALE	
11/01/19	1"=30'	
DRAWING NUMBER	PL/PG	
191016-32216	94/48	

YOUNG OWEN LLC
MINOR SUBDIVISION SURVEY
32216 BUZZBEE ROAD
SPANISH FORT, ALABAMA