



## Baldwin County Planning & Zoning Commission Agenda

Thursday, July 9, 2020

2:00 p.m.

Baldwin County Central Annex

Main Auditorium

22251 Palmer Street

Robertsdale, Alabama

[www.planning.baldwincountyal.gov](http://www.planning.baldwincountyal.gov)

1. **Call to order.**
2. **Invocation and prayer.**
3. **Pledge of Allegiance.**
4. **Roll call.**
5. **Approval of meeting minutes:**  
  
March 5, 2020 meeting minutes
6. **Announcements/Registration to address the Commission.**
7. **Consideration of Applications and Requests: Subdivision Cases**

### **a.) Case HS-20002 Co Rd 64 – Hilltop RV Park**

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

- Purpose: This is an appeal to the County administrative ruling concerning the enforcement of the Code of Alabama 1975 - Section 45-2-260 Regulation of setbacks.
- Location: The subject site is located on the south side of County Road 64 just west of Patterson Road in the Wilcox area.

**b.) Case S-20001, Blue Heron RV Park, 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 93-site RV Park.
- Location: The subject property is located on the south side of Keller Road approximately 0.25 miles west of State Highway 59 in the Foley area.

**c.) Case S-20013, Camelia Place, 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 101-lot subdivision.
- Location: The subject property is located at the intersection of Camellia Road and County Road 49 in the Silverhill area.

**d.) Case S-20020, Sugar Farms, 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.

Location: The subject property is located on the west side of Cortez Street approximately 0.10 mile south off of State Highway 180 in the Gulf Shores area.

**e.) Case S-20023, Silver Pines Unit Two, A Re-Sub of Lot 7**  
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

Location: The subject property is located on the west side of West Blvd. approximately 0.42 miles north of North Boulevard in the Silverhill area.

**f.) Case S-20024, The Summit, Variance Request Approval**  
Disclosure of Prior Outside Communication –Pursuant to Article VI,  
Section 15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Variance approval for the Summit Subdivision for the minimum front setback line.

Location: The subject property is located on east side of Young Street approximately 0.25 miles north of Twin Beech Road in the Fairhope area.

**g.) Case S-20028, Flat Creek Estates**  
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 1-lot subdivision.

Location: The subject property is located approximately 0.25 miles north of River Road on the west side of Brady Road in the Wilcox area.

**h.) Case S-20029, Hard Rock Estates**  
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.

Location: The subject property is located approximately 0.50 miles north of county Road 32 on the west side of Davis Road at the intersection of County Road 34 S. in the Summerdale Area.

**i.) Case S-20030, Hill Top 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 2-lot subdivision.

Location: The subject property is located approximately 0.10 miles west of West Blvd and on the south side of North Blvd., in the Silverhill Area.

**j.) Case S-20031, Old Brady Road 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 5-lot subdivision.

Location: The subject property is located at the intersection of Old Brady Road and Fox Ford Road in the Bay Minette area.

**k.) Case S-20032, Jergisin 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 5-lot subdivision.



Location: The subject property is located on County Road 62 S approximately 1.5 miles south off of US Highway 90 in the Elsanor area.

**l.) Case S-20039, Elsanor Estates, 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 4-lot subdivision.

Location: The subject property is located on the southeasterly side of County Road 87 approximately 0.25 miles east from the intersection of County Road 87 and Taylor Still Road in the Elsanor area.

**m.) Case S-20042, Cypress Ridge Estates, 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 6-lot subdivision

Location: The subject property is on the east side of Whitehouse Fork Road Extension approximately 2 miles east of State Highway 225 at the intersection of Whitehouse Fork Ext. Road and Cord Ave. in the Whitehouse Fork area.

**n.) Case S-20048, Sunset Estates Ph 1, 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 4-lot subdivision

Location: The subject property is located approximately 1.25 miles north of Highway 98 on the east side of County Road 93 in the Lillian area.

**o.) Case S-20048, Sunset Estates Ph II, 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

Location: The subject property is located approximately 1.00 miles north of  
Highway 98 on the east side of County Road 93, at the  
intersection of Sunset Drive, in the Lillian area.

**p.) Case S-20050, The Farm RV Resort, 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  
365-site RV Park.

Location: The subject property is located approximately 2.10 miles east of  
State Highway 59 on the south side of County Road 6 in the Gulf  
Shores area.

**8. Old Business:**

**9. New Business:**

**10. Public Comments**

**11. Reports and Announcements:**

Staff Reports

Legal Counsel Report

Next Regular Meeting: July 9, 2020 5:00 p.m.

**12. Adjournment.**

**Baldwin County Planning & Zoning Commission**  
**Case No. HS- 20002 – CR64 – Hilltop RV Park**  
**Walcott Adams Verneuille Architects - Highway Construction Setback Appeal**  
**Staff Report for Planning Commission Meeting**  
**July 9, 2020**  
**Agenda item 7.a**

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This report is prepared by the Baldwin County Planning & Zoning, Subdivision Staff to provide information to the Planning Commission to assist in making decisions on this application.

**I. PUBLIC HEARINGS:**

<b>Planning Commission:</b>	July 9, 2020	Hwy Const. Setback Appeal pending
	June 18, 2020	Hwy Const. Setback Appeal (meeting canceled)

<b>Attachments:</b>	Vicinity Map
	Site Map
	Highway Construction Setback Map
	Proposed Addition Sketch
	Pictures of Existing Building
	Section 45-2-260 from the Code of Alabama 1975

**II. IDENTIFICATION AND LOCATIONAL INFORMATION:**

<b>Planning District:</b>	District 12, Zoned B4
<b>Location of Property:</b>	The subject site is located on the south side of County Road 64 just west of Patterson Road in the Wilcox area.
<b>Parcel No:</b>	05-41-01-12-0-000-012.037
<b>Report Prepared By:</b>	Mary Booth, Subdivision Coordinator

**III. GENERAL INFORMATION:**

<b>Acreage:</b>	± 9.0 acres
<b>Proposed Use:</b>	ADA Compliant Restrooms
<b>Applicant:</b>	Walcott Adams Verneuille Architects 1 South School Street Fairhope, AL 36532
<b>Request:</b>	This is an appeal to the County administrative ruling concerning the enforcement of the Code of Alabama 1975 - <a href="#">Section 45-2-260</a> <i>Regulation of setbacks</i> (a.k.a. - Act No. 94-572 Highway Construction Setback) submitted by Walcott Adams Verneuille Architects. The applicant is requesting an appeal from the Highway Construction Setback Legislation to construct a detached tire changing area beside an existing building.



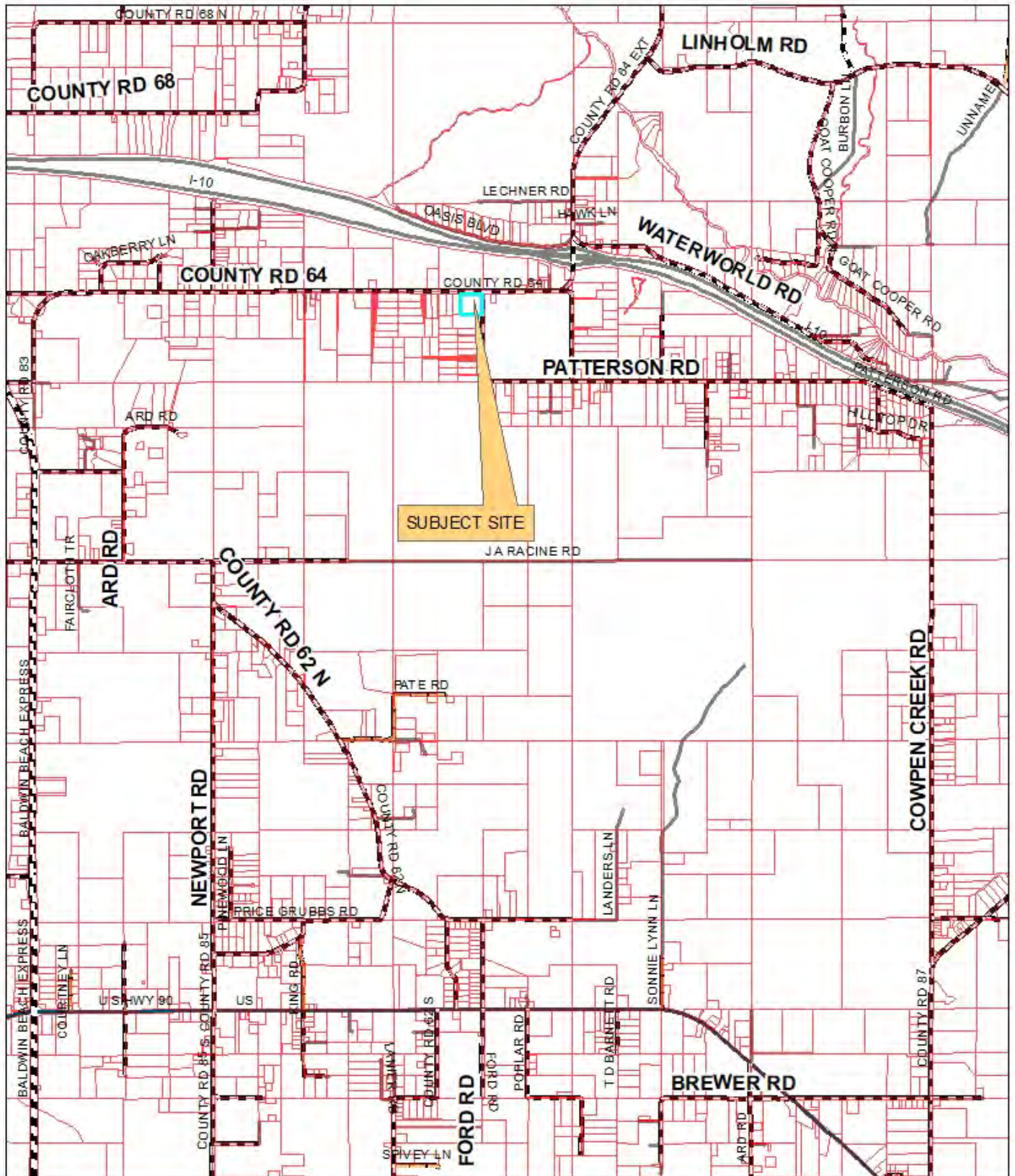
#### **IV. STAFF COMMENTS:**

##### **Items for consideration:**

- The existing building, which is 50' long x 12' wide, is currently within the Highway Construction Setback by approximately 4' (see attached).
- The existing building is a laundry room with restrooms. The applicant is proposing a 13' long x 12' wide addition to the existing building to bring the restrooms into ADA compliance.
- This addition will extend approximately an additional 1-1/4' for a total structure encroachment of approximately 5-1/4' within the Highway Construction Setback.
- There are several other structures located along this corridor which are within the 75' Highway Construction Setback.

#### **V. RECOMMENDATIONS:**

Staff has reviewed this request and recommends the Planning Commission approve the setback appeal for Case HS-20002 to allow the 13' long x 12' wide addition to the existing building to extend approximately 5-1'4' into the Highway Construction Setback.



## HS-20002 - CR64 - Hilltop RV Park - Setback Appeal Vicinity Map







HS-20002 - CR64 - Hilltop RV Park - Setback Appeal  
Site Map









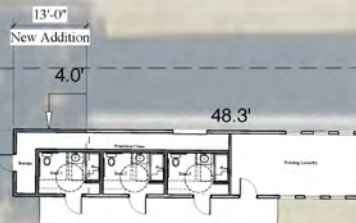
# BALDWIN COUNTY HIGHWAY 64 80 FT. R/W (PAVED COUNTY ROAD)

S89°56'55"W 643.79'

S89°50'02"E 643.85' (R)

20' B.S.L.

75' HIGHWAY CONSTRUCTION SETBACK LINE



1 Site Plan  
Scale: 1" = 10'-0"

**W**  
WALCOTT  
ADAMS  
VERNEUILLE  
ARCHITECTS  
1 SOUTH SCHOOL STREET  
FAIRBURY, AL 36732  
(251) 928-0641



**Hilltop RV**  
Robertsdale, AL

Date	March 26, 2020
Revised	
Revised	
Revised	
Drawn	
Checked	
Copyright 2020 Walcott Adams Verneuille Architects, Inc.	

**A1**

Site Plan



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VIEW LOOKING EAST TO CR64



VIEW LOOKING WEST TO CR64





# The Code of Alabama 1975

## Title 45 LOCAL LAWS

### Chapter 2 BALDWIN COUNTY

#### Article 26 Zoning and Planning

##### Part 1 Construction Setbacks

##### [Section 45-2-260](#) Regulation of setbacks

### **Section 45-2-260 - Regulation of setbacks**

## **“HIGHWAY CONSTRUCTION SETBACK ENABLING LEGISLATION”**

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- (a) This section shall apply only to Baldwin County.
- (b) The Baldwin County Commission, through the county planning and zoning commission, shall regulate the construction setback from the centerline of any state or county public road or highway located outside the corporate limits of a municipality in Baldwin County.
- (c) The provisions of this section do not apply to poles, facilities, structures, water, gas, sewer, electric, telephone, billboards, or utility lines or other facilities of public utilities.
- (d) The construction setback from any state or county public road or highway shall vary according to the highway functional classifications submitted by the Baldwin County Commission and approved by the Federal Highway Administration for Baldwin County.
- (e) The functional classifications and the construction setbacks required for each classification are established as follows:
  - (1) Principal arterials require a 125-foot setback from the centerline of the right-of-way.
  - (2) Minor arterials require a 100-foot setback from the centerline of the right-of-way.
  - (3) Major collectors require a 75-foot setback from the centerline of the right-of-way.
  - (4) Minor collectors require a 50-foot setback from the centerline of the right-of-way.
- (f) No permanent structure shall be erected or constructed within the designated construction setback.
- (g) Any landowner or other aggrieved party may appeal any decision made pursuant to this section by filing notice with the Baldwin County Planning and Zoning Commission within a reasonable time after such decision. On such appeal, the Baldwin County Planning and Zoning Commission shall have authority to grant such relief as it may deem appropriate to remedy a gross inequity or extreme economic hardship as may be occasioned by

strict enforcement of this section or any determination made pursuant to it. From the decision of the Baldwin County Planning and Zoning Commission, and within 30 days thereof, any party may appeal the decision to the Circuit Court of Baldwin County, Alabama, for trial, de novo.

(h) The county may institute an appropriate civil action to prevent an unlawful setback or to otherwise enforce this section.

(i) The provisions of this section are supplemental to any laws or any rules, regulations, or ordinances, state or local, relating to the right-of-way and the construction setback along or near any county or state public road or highway outside the corporate limits of a municipality in Baldwin County.

*(Act 94-572, p. 1044, §§1-9.)*

**The following list of exempt, permitted and prohibited structures was adopted as policy by the Baldwin County Planning & Zoning Commission on September 1, 1999.**

**Structures exempt from provisions of the Act:**

Billboards

Utility structures such as poles, utility lines, and other utility structures

Non permanent structures permitted within the required construction setback

Signs

Access drives or roads

Overflow parking in excess of required parking spaces

Landscaping

Fences

Portable accessory structures such as a yard shed

Sidewalks & bike paths

**Permanent structures prohibited within the required construction setback:**

Any permanent structure not specifically permitted above including:

Buildings

Houses

Decks or porches

Mobile homes

Swimming pools

Drainage detention or retention structures

Septic tanks

Gas pumps

Underground storage tanks

Required parking spaces

**Baldwin County Planning and Zoning Commission**  
**Case No. S-20001 – Blue Heron RV Park**  
**Final Site Plan Approval**  
**Staff Report for Planning and Zoning Commission Public Hearing**  
**July 9, 2020**  
**Agenda item 7.b**

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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:**

<b>Planning Commission:</b>	July 9, 2020 June 18, 2020	Final Site Plan Approval Pending Final Site Plan Approval (meeting canceled)
<b>Attachments:</b>	Vicinity Map Site Map Proposed Plat	

**II. IDENTIFICATION AND LOCATIONAL INFORMATION:**

<b>Planning District:</b>	District 27 – Unzoned
<b>Location of Property:</b>	The subject property is located on the south side of Keller Road approximately 0.25 miles west of State Highway 59 in the Foley area.
<b>Parcel Numbers:</b>	05-61-04-20-1-001-027.000
<b>Report Prepared By:</b>	Mary Booth; Subdivision Coordinator

**III. SUBDIVISION PROPOSAL:**

<b>Proposed number of Sites:</b>	93
<b>Linear Feet of Streets:</b>	2,494LF (Private)
<b>Total Acreage:</b>	± 9.75 acres
<b>Smallest Site Size:</b>	± 1740 square feet
<b>Owner:</b>	Scott Taylor 19180-A County Road 10 Foley, AL 36535
<b>Engineer/Surveyor:</b>	Goodwyn, Mills and Cawood, Inc. PO Box 1127 Daphne, AL 36526
<b>Request:</b>	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:              Riviera Utilities  
   Sewer:              Baldwin County Sewer Service  
   Electricity:      Baldwin EMC

**Transportation:**              The proposed sites will front an internal privately maintained road.

#### **V. STAFF COMMENTS:**

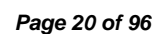
Items for consideration:

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

#### **VI. RECOMMENDATIONS:**

Staff recommends that the Final Site Plan approval for Case No. S-20001, Blue Heron RV Park be **APPROVED.**















**Baldwin County Planning and Zoning Commission**  
**Case No. S-20013 – Camellia Place Subdivision**  
**Development Permit Approval**  
**Staff Report for Planning and Zoning Commission Public Hearing**  
**July 9, 2020**  
**Agenda item 7.c**

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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:**

<b>Planning Commission:</b>	July 9, 2020	Development Permit Approval Pending
	June 18, 2020	Development Permit Approval (meeting canceled)

<b>Attachments:</b>	Vicinity Map
	Site Map
	Proposed Plat

**II. IDENTIFICATION AND LOCATIONAL INFORMATION:**

<b>Planning District:</b>	District 14 – Unzoned
<b>Location of Property:</b>	The subject property is located at the intersection of Camellia Road and County Road 49 in the Silverhill area.
<b>Parcel Numbers:</b>	05-47-05-15-0-000-008.000
<b>Report Prepared By:</b>	Mary Booth; Subdivision Coordinator

**III. SUBDIVISION PROPOSAL:**

<b>Proposed number of Lots:</b>	101
<b>Linear Feet of Streets:</b>	4,527LF
<b>Total Acreage:</b>	± 32.16 acres
<b>Smallest Site Size:</b>	± 8,100SF
<b>Owner:</b>	Patricia Cooper 20898 County Road 49 Silverhill, AL 36576
<b>Engineer/Surveyor:</b>	S. E. Civil Engineering & Surveying 880 Holcomb Blvd Fairhope, AL 36532
<b>Request:</b>	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:              Town of Silverhill  
   Sewer:              Baldwin County Sewer Service  
   Electricity:        Baldwin EMC

**Transportation:**                      The proposed lots will front on internal paved roads.

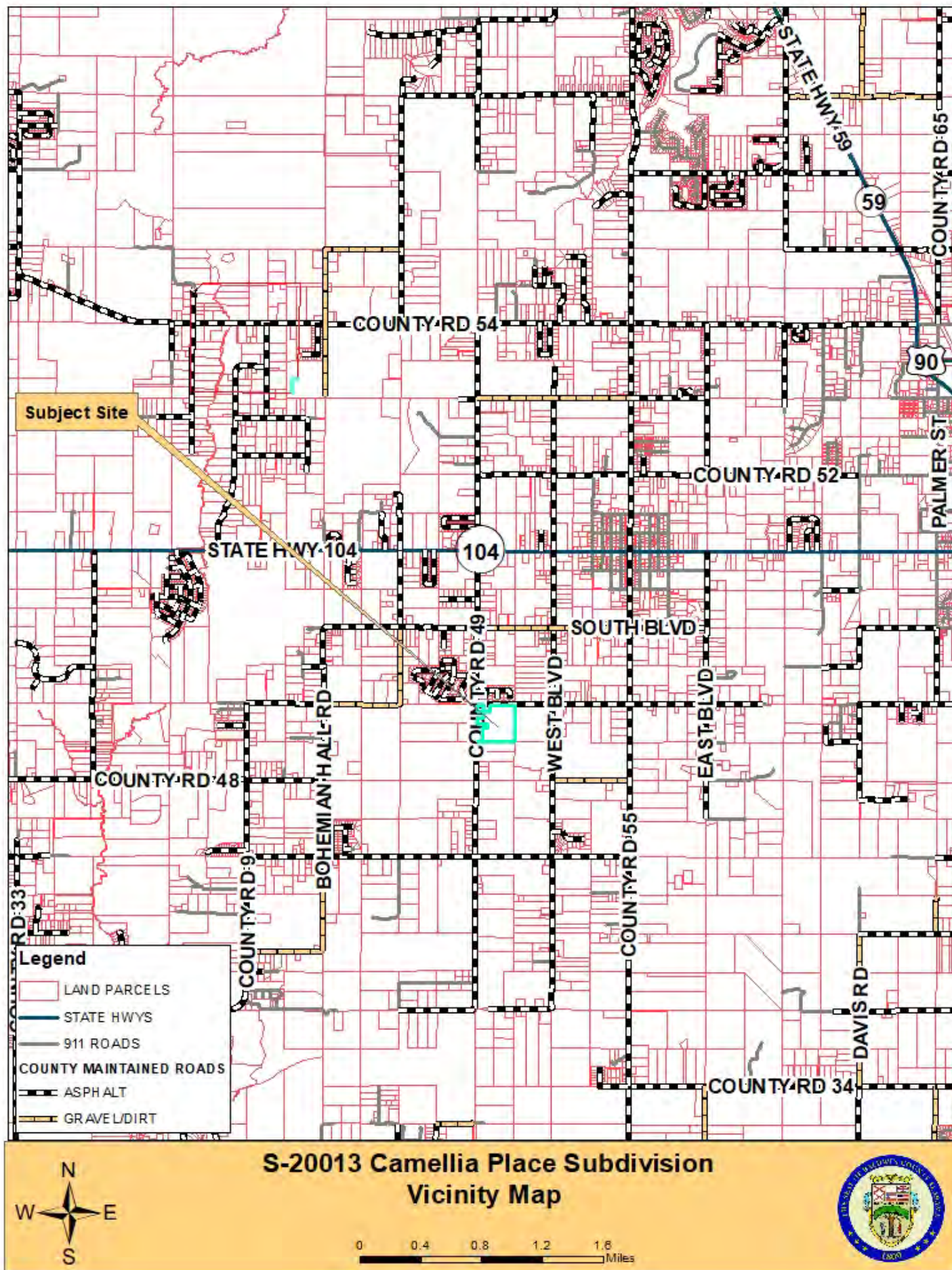
#### **V. STAFF COMMENTS:**

Items for consideration:

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

#### **VI. RECOMMENDATIONS:**

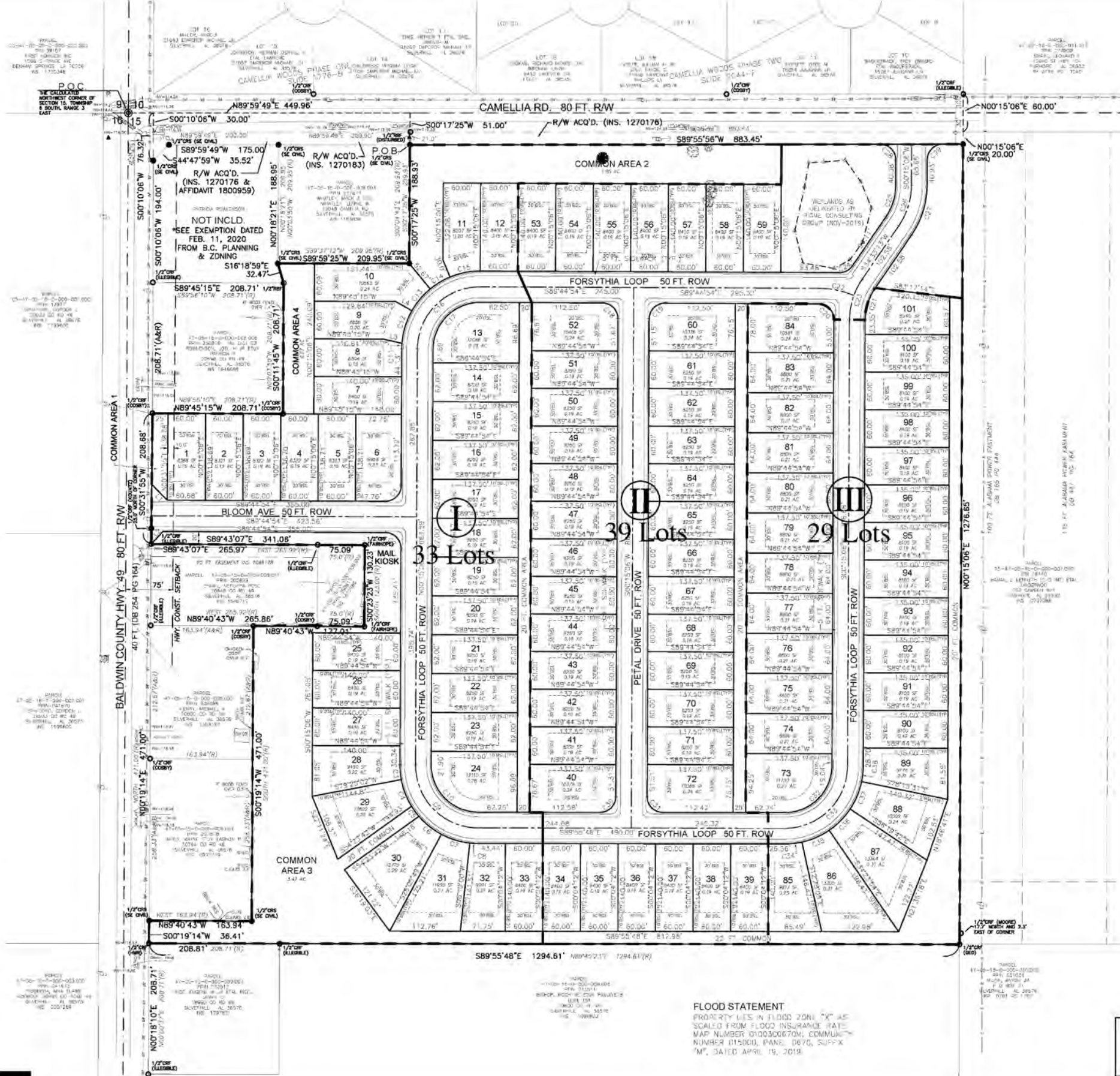
Staff recommends that the Development Permit application for Case No. S-20013, Camellia Place Subdivision, be **APPROVED**.











- LEGEND:**
- (S) = BUILDING SETBACK LINE
  - (A & B) = ACTUAL & RECORD BEARING/DISTANCE
  - (D) = RECORD BEARING/DISTANCE
  - (C) = CAPPED REBAR SET (26014.5)
  - (R) = CAPPED REBAR FOUND
  - (R) = REBAR FOUND
  - (C) = CONCRETE MONUMENT FOUND
  - (S) = 6-INCH DIA. PIPE FOUND
  - (S) = CHAIN LINE FOUND
  - (S) = POST & RAIL FENCE
  - (S) = WOOD FENCE
  - (S) = OVERHEAD POWER LINE
  - (S) = OVERHEAD TRANSMISSION LINE



**Owner:**  
 Patricia Cooper  
 20898 Co. Rd. 49  
 Silverhill, AL 36576  
 05-47-05-15-0-000-008.000

**Total Area** 32.16 Acres  
**Zoning Dist.** 14  
**Zoning** None  
**Total Lots** 101  
**Density** 3.14/Ac  
**Min. Lot** 60'x125' (7,500 sf)  
**Smallest Lot** 8,100 SF  
**Largest Lot** 13,364 SF  
**Street Length** 4,527 l.f.  
**Asphalt Width** 22 feet  
**Curbing** 2.5' Valley Gutter

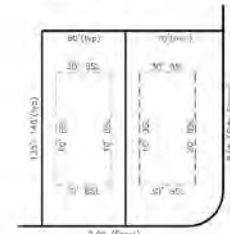
**Utility Providers:**  
**Water:** Town of Silverhill  
**Sewer:** Baldwin County Sewer  
**Power:** Baldwin EMC  
**Telephone:** Century Link

**Setbacks:**  
**Front:** 30 Ft.  
**Rear:** 30 Ft.  
**Side:** 10 Ft.  
**Side Street:** 20 Ft.

**\*ALL STREETS TO BE PUBLIC/COUNTY MAINTAINED UPON THE INSPECTION AND ACCEPTANCE OF THE ROADS\***

**SURVEYOR'S NOTES:**

1. THERE MAY BE RECORDS OR UNRECORDED DEEDS, EASEMENTS, RIGHTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
2. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SURFACE FEATURES.
3. THE LINES REPRESENTING THE SURVEYING AND RIGHT-OF-WAY OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
4. SURVEY WAS CONDUCTED IN AN ELECTRONIC FIELD BOOK, 2019, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
5. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM AERIAL PHOTO TRAVERSES, AND ARE BASED ON STATE PLANE, 2011, ALABAMA WEST ZONE, USING GPS OBSERVATIONS.
6. THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE JANUARY 1, 2017.



**MINIMUM BUILDING SETBACKS**

**SURVEYOR'S CERTIFICATE**

I HEREBY STATE 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.

COMMENCE AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 89 DEGREES 39 MINUTES 48 SECONDS EAST, A DISTANCE OF 449.96 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 17 MINUTES 25 SECONDS WEST, A DISTANCE OF 97.00 FEET TO A CAPPED REBAR (SE CIVIL) ON THE SOUTH MARGIN OF CAMELLIA ROAD FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 17 MINUTES 25 SECONDS WEST, A DISTANCE OF 188.93 FEET TO A CAPPED REBAR (SE CIVIL); THENCE RUN SOUTH 89 DEGREES 39 MINUTES 48 SECONDS WEST, A DISTANCE OF 209.89 FEET TO A CAPPED REBAR (SE CIVIL); THENCE RUN SOUTH 15 DEGREES 18 MINUTES 39 SECONDS EAST, A DISTANCE OF 32.47 FEET TO A REBAR (NO CAP); THENCE RUN SOUTH 00 DEGREES 11 MINUTES 45 SECONDS WEST, A DISTANCE OF 208.71 FEET TO A CAPPED REBAR (COSBY); THENCE RUN NORTH 89 DEGREES 45 MINUTES 15 SECONDS WEST, A DISTANCE OF 208.71 FEET TO A CAPPED REBAR (COSBY) ON THE EAST MARGIN OF BALDWIN COUNTY HIGHWAY 49; THENCE RUN SOUTH 00 DEGREES 31 MINUTES 55 SECONDS WEST, ALONG SAID EAST MARGIN, A DISTANCE OF 208.87 FEET TO A CAPPED REBAR (UNRECORDED); THENCE DEPARTING SAID EAST MARGIN, RUN SOUTH 89 DEGREES 43 MINUTES 07 SECONDS EAST, A DISTANCE OF 341.06 FEET TO A CAPPED REBAR (FAIRHOPE); THENCE RUN SOUTH 00 DEGREES 23 MINUTES 23 SECONDS WEST, A DISTANCE OF 130.23 FEET TO A CAPPED REBAR (FAIRHOPE); THENCE RUN NORTH 89 DEGREES 40 MINUTES 43 SECONDS WEST, A DISTANCE OF 177.01 FEET TO A CAPPED REBAR (COSBY); THENCE RUN SOUTH 00 DEGREES 19 MINUTES 14 SECONDS WEST, A DISTANCE OF 471.00 FEET TO A CAPPED REBAR (SE CIVIL); THENCE RUN NORTH 89 DEGREES 40 MINUTES 43 SECONDS WEST, A DISTANCE OF 183.94 FEET TO A CAPPED REBAR (SE CIVIL) ON THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15; THENCE RUN NORTH 00 DEGREES 15 MINUTES 06 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 1276.65 FEET TO A CAPPED REBAR (SE CIVIL) ON THE SOUTH MARGIN OF CAMELLIA ROAD; THENCE RUN SOUTH 89 DEGREES 36 MINUTES 56 SECONDS WEST, ALONG SAID SOUTH MARGIN, A DISTANCE OF 883.45 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 32.16 ACRES, MORE OR LESS. (DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY.)

*David E. Diehl*  
 DAVID E. DIEHL, AL PLS. NO. 26014 DATE 06-01-2020  
 SUBMITTER'S VALID WITHOUT ORIGINAL SIGNATURE AND SEAL



**CAMELLIA PLACE**

BOUNDARY SURVEY & PRELIMINARY PLAT	 <b>S.E. Civil Engineering &amp; Surveying</b> 180 HOLCOMB BLVD FAIRHOPE, AL 36532 (205) 999-6566	DRAWN DBD
68V PAYDIRT LLC		CHECK DBD
		PROJECT 2019004
		FILE 2019004-62
		SHEET 3 OF 2



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

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY CENTURYLINK  
THE UNDERSIGNED, AS AUTHORIZED BY CENTURYLINK, LLC, HEREBY  
APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE  
PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 2020.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY E.M.C.  
THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E.M.C.,  
HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE  
PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 2020.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY TOWN OF SILVERHILL (WATER)  
THE UNDERSIGNED, AS AUTHORIZED BY TOWN OF SILVERHILL PUBLIC  
WORKS, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF  
SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY E-911 ADDRESSING

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911  
BOARD, HEREBY APPROVES THE ROAD NAMES AS DESIGNATED ON THE  
WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE  
RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY,  
ALABAMA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

AUTHORIZED SIGNATURE

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

PLANNING DIRECTOR

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 SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA,  
THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

COUNTY ENGINEER

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY  
PLANNING AND ZONING COMMISSION

THE UNDERSIGNED, AS \_\_\_\_\_ OF BALDWIN COUNTY  
PLANNING AND ZONING COMMISSION, HEREBY CERTIFIES THAT, AT HIS  
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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

BALDWIN COUNTY PLANNING AND ZONING COMMISSION

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

CERTIFICATION OF OWNERSHIP AND DEDICATION:

THIS IS TO CERTIFY THAT I (WE) THE UNDERSIGNED IS (ARE) THE  
OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND  
THAT (WE) HAS (HAVE) CAUSED THE SAME TO BE SURVEYED AND  
SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES  
HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE  
SAME UNDER THE PERSON AND TITLE HEREON INDICATED; AND  
GRANT ALL EASEMENTS AND DEDICATE ALL STEPPED, ALLEYS,  
WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE  
USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS  
NOTED HEREON OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

CERTIFICATION BY NOTARY PUBLIC:

STATE OF ALABAMA  
COUNTY OF BALDWIN

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND  
FOR THE COUNTY OF BALDWIN \_\_\_\_\_, IN THE  
STATE OF ALABAMA DO CERTIFY THAT WHOSE NAME(S) IS (ARE)  
SUBSCRIBED TO THE CERTIFICATE OF OWNERSHIP AND DEDICATION,  
APPEARED 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) SIGNED,  
SEALED AND DELIVERED SAID INSTRUMENT AT HIS (THEIR) FREE AND  
VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET  
FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	59.21'	N45°15'06"E	35.36'
C2	25.00'	59.21'	S44°44'54"E	35.36'
C3	125.00'	23.64'	S05°09'56"E	23.60'
C4	125.00'	45.87'	S21°05'45"E	45.62'
C5	125.00'	20.02'	S36°11'52"E	20.00'
C6	125.00'	46.01'	S51°20'42"E	45.81'
C7	125.00'	47.84'	S72°32'06"E	47.55'
C8	125.00'	13.30'	S86°32'54"E	13.29'
C9	100.00'	157.40'	S44°50'21"E	141.65'
C10	15.00'	118.05'	S44°50'21"E	106.24'
C11	125.00'	9.16'	N02°21'01"E	9.15'
C12	125.00'	48.65'	N°5°35'52"E	48.34'
C13	125.00'	51.87'	N38°38'03"E	51.50'
C14	125.00'	36.99'	N58°58'58"E	36.86'
C15	125.00'	49.69'	N18°51'52"E	49.36'
C16	100.00'	157.08'	N45°15'06"E	141.42'
C17	75.00'	117.81'	N45°15'06"E	106.07'
C18	25.00'	39.27'	S44°44'54"E	35.36'
C19	25.00'	59.21'	N45°15'06"E	35.36'
C20	25.00'	59.21'	S44°44'54"E	35.36'
C21	90.03'	53.90'	N°7°24'09"E	53.00'
C22	150.00'	58.21'	S78°37'53"E	57.84'
C23	115.03'	68.86'	N°7°24'09"E	67.84'
C24	25.00'	24.30'	N52°24'09"E	23.36'
C25	90.00'	53.88'	N°7°24'09"E	53.08'
C26	115.00'	68.85'	N°7°24'09"E	67.82'
C27	100.00'	83.87'	N°7°24'09"E	82.57'
C28	25.00'	59.41'	N44°54'29"W	35.45'
C29	25.00'	59.43'	N45°05'51"E	35.26'
C30	25.00'	39.49'	N45°09'39"E	35.30'
C31	25.00'	39.35'	S44°50'21"E	35.41'
C32	75.00'	117.57'	N45°09'39"E	105.90'
C33	100.00'	156.76'	N45°09'39"E	141.20'
C34	125.00'	27.35'	N83°48'04"E	27.39'
C35	125.00'	47.84'	N66°34'01"E	47.55'
C36	125.00'	47.84'	N44°38'22"E	47.55'
C37	125.00'	47.84'	N22°42'24"E	47.55'
C38	125.00'	25.01'	N05°59'41"E	25.02'

LINE	BEARING	DISTANCE
L1	S44°28'54"E	35.36'
L2	N43°27'16"E	27.41'
L3	N76°55'49"W	30.28'
L4	N60°26'34"W	30.00'

GENERAL NOTES:

- FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
- ALL COMMON AREAS WITHIN THE DEVELOPMENT, INCLUDING  
DRAINAGE FACILITIES, ARE NOT THE RESPONSIBILITY OF BALDWIN  
COUNTY TO MAINTAIN, BUT SHALL BE OWNED AND MAINTAINED BY  
THE PROPERTY OWNERS ASSOCIATION, AS OUTLINED IN THE  
COVENANTS AND RESTRICTIONS, RECORDED IN THE BALDWIN COUNTY  
PROBATE RECORDS.
- THERE IS DEDICATED HEREWITH A 10 FOOT UTILITY EASEMENT ON  
ALL LOT LINES ADJACENT TO RIGHTS-OF-WAY (UNLESS OTHERWISE  
NOTED) AND A 10 FOOT (ON EACH SIDE) UTILITY EASEMENT  
ALONG ALL SIDE LOT LINES.
- THERE IS DEDICATED HEREWITH A 15 FOOT DRAINAGE EASEMENT  
ALONG THE REAR OF ALL LOTS THAT DO NOT BACK UP TO A  
COMMON AREA CONTAINING DRAINAGE INFRASTRUCTURE.
- VIEWPOINT FINISHED FLOOR ELEVATION SHALL BE 12" ABOVE THE  
HIGHEST ADJACENT CENTERLINE.
- ALL SIDEWALKS WITHIN THIS DEVELOPMENT SHALL BE ADA  
COMPLIANT.

CAMELLIA PLACE

BOUNDARY SURVEY  
& PRELIMINARY PLAT

68V PAYDIRT LLC



DRAWN	DED
CHKD.	DIED
PROJ MGR	DED
SCALE	1"=80'
PROJECT	20190804
FILE	20190804-PP
SHEET	2 OF 2



**Baldwin County Planning and Zoning Commission**  
**Case No. S-20020 – Sugar Farms Subdivision**  
**Development Permit Approval**  
**Staff Report for Planning and Zoning Commission Public Hearing**  
**July 9, 2020**  
**Agenda item 7.d**

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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:**

<b>Planning Commission:</b>	July 9, 2020 June 18, 2020	Development Permit Approval Pending Development Permit Approval (meeting canceled)
<b>Attachments:</b>	Vicinity Map Site Map Proposed Plat	

**II. IDENTIFICATION AND LOCATIONAL INFORMATION:**

<b>Planning District:</b>	District 25 – Zoned RSF-1
<b>Location of Property:</b>	The subject property is located on the west side of Cortez Street approximately 0.10 mile south off of State Highway 180 in the Gulf Shores area.
<b>Parcel Numbers:</b>	05-69-07-25-0-000-003.002
<b>Report Prepared By:</b>	Mary Booth; Subdivision Coordinator

**III. SUBDIVISION PROPOSAL:**

<b>Proposed number of Lots:</b>	2
<b>Linear Feet of Streets:</b>	NA
<b>Total Acreage:</b>	± 1.52 acres
<b>Smallest Site Size:</b>	± 0.76 acres
<b>Owner:</b>	Charles Henry Herod III and Lynda Herod Herod Properties LLC 1261 State Road 355 Etta, MS 38627
<b>Engineer/Surveyor:</b>	Engineering Design Group, LLC 120 Bishop Circle, Suite 300 Pelham, AL 35124

**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: Gulf Shores Utilities  
Sewer: Gulf Shores Utilities  
Electricity: Baldwin EMC

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

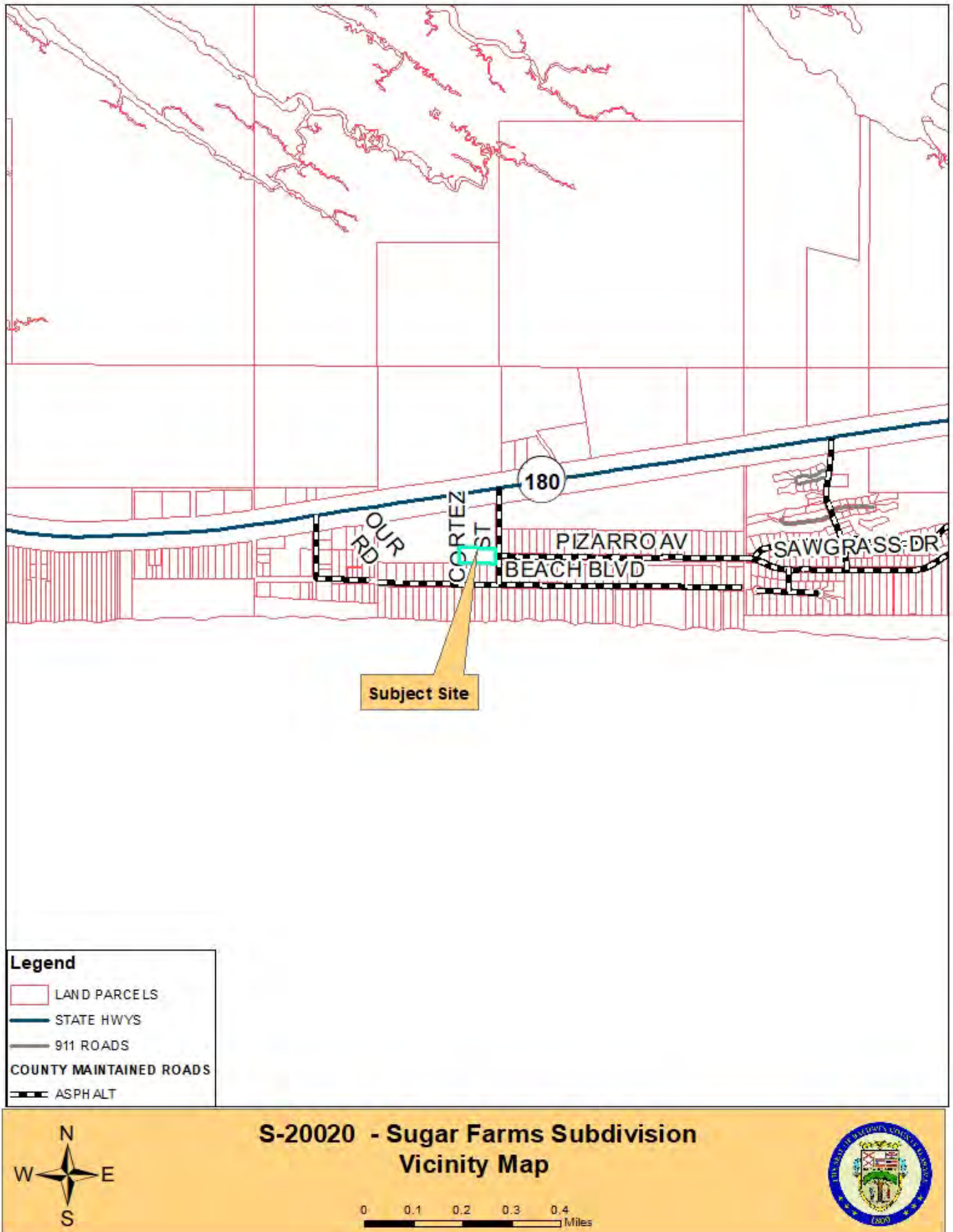
**V. STAFF COMMENTS:**

Items for consideration:

- All items of the Development Permit application meet the requirements of the subdivision regulations except for the approval by Fish and Wildlife. Fish and Wildlife will not issue approval until the preliminary plat is approved.
- Final Plat approval will not be given until Fish and Wildlife approval of the Preliminary Plat is received.

**VI. RECOMMENDATIONS:**

Staff recommends that the Development Permit application for Case No. S-20020, Sugar Farms Subdivision, be **APPROVED**.









# SUGAR FARM

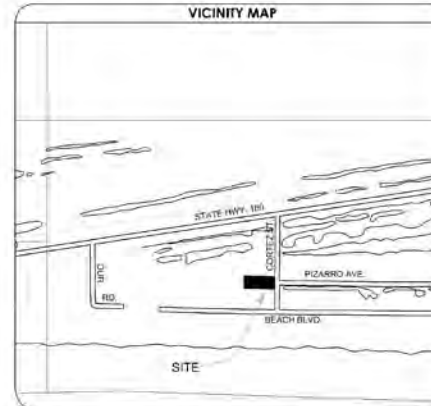
A single family subdivision situated in Section 25, Township 9 South, Range 1 East, Baldwin County, Alabama

UNITED STATES OF AMERICA  
FISH & WILDLIFE SERVICES  
C/O ADMINISTRATION OFFICE  
1975 CENTURY BLVD STE 400  
ATLANTA, GA 303433339  
USA FISH & WILDLIFE  
SERVICES  
RP 500 PG 205

USA FISH & WILDLIFE  
SERVICES  
RP 500 PG 205

UNITED STATES OF AMERICA  
FISH & WILDLIFE SERVICES  
C/O ADMINISTRATION OFFICE  
1975 CENTURY BLVD STE 400  
ATLANTA, GA 303433339

SCALE: 1" = 200'



Surveyed property is located within an area having a Zone designation of "AE" with a base flood elevation of 12' as scaled from Flood Insurance Rate Map Number 01003C1031M, for Community No. 015000, in Baldwin County, Alabama, as revised April 19, 2019.

All or part of the property contained within this subdivision lies in a Floodway of Flood Zone Area as determined by the Federal Emergency Management Agency's Federal Insurance Rate Map. Purchasers of property within this subdivision are advised that the contribution of improvements may be subject to additional insurance requirements and building regulations.

## SURVEYOR'S CERTIFICATE AND DESCRIPTION OF PROPERTY

STATE OF ALABAMA  
COUNTY OF BALDWIN

I, B. Craig Johnson, a licensed Surveyor of Baldwin 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:

INSTRUMENT NUMBER 1632331

COMMENCE AT THE NORTHEAST CORNER OF LOT 66 OF PONCE DE LEON COURT ANNEX AS RECORDED IN MAP BOOK 6, PAGE 63, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA FOR THE POINT OF BEGINNING (SAID POINT BEING ON THE WEST RIGHT-OF-WAY OF PONCE DE LEON DRIVE); RUN THENCE NORTH 89 DEGREES 36 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 66, LOT 65, LOT 64 AND A PORTION OF LOT 63 FOR 400.0 FEET; RUN THENCE NORTH 01 DEGREES 02 MINUTES 55 SECONDS WEST FOR 165.0 FEET; RUN THENCE SOUTH 89 DEGREES 36 MINUTES 00 SECONDS EAST FOR 400.0 FEET TO THE WEST RIGHT-OF-WAY OF SAID PONCE DE LEON DRIVE; RUN THENCE SOUTH 01 DEGREES 02 MINUTES 55 SECONDS EAST ALONG THE WEST RIGHT-OF-WAY OF SAID PONCE DE LEON DRIVE FOR 165.0 FEET TO THE NORTHEAST CORNER OF SAID LOT 66 PONCE DE LEON COURT ANNEX AND THE POINT OF BEGINNING.

And that the plat or map contained hereon 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 assessment 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 Ponce De Leon Court Annex as recorded in Map Book 6 Page 63 or Slide 509-B in the Office of the Judge of Probate in Baldwin County, Alabama, and that permanent monuments have been placed at points marked true (a) as herein shown. I further certify that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for the practice of and surveying in the State of Alabama to the best of my knowledge, information, and belief.

WITNESS my hand this \_\_\_\_ day of \_\_\_\_, 20\_\_.

Surveyor  
B. Craig Johnson  
Alabama license # 23004

STATE OF ALABAMA  
COUNTY OF SHELBY

I, Richard Earl Stubbs, Notary Public in and for said State, hereby certify that B. Craig Johnson, whose name is signed to the foregoing instrument as surveyor, 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\_\_.

\_\_\_\_\_  
Expiration Date: 12-13-2021

NOTARY PUBLIC

## SITE DATA

TOTAL SITE AREA  
TOTAL NUMBER OF LOTS  
SMALLEST LOT  
LARGEST LOT

ACRES ± (SQ. FT.)  
0.78 ACRES ± (33,105 SQ. FT.)  
0.76 ACRES ± (33,105 SQ. FT.)

## UTILITIES

WATER  
SEWER  
POWER  
GULF SHORES UTILITIES  
GULF SHORES UTILITIES  
BALDWIN EMC

## ZONING

RSF-1 (Single Family Residential)

DEDICATED EASEMENTS  
15' front for drainage and utilities  
15' rear for drainage and utilities  
10' sides for drainage and utilities

## LOT SETBACKS

FRONT = 10'  
REAR = 30'  
SIDE = 10'

## OWNER'S DEDICATION

I, We Charles Henry Herod III and Lyndie Herod, 1261 State Road 355 Eta MS 382627, as proprietor(s), have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Sugar Farm, a part of Section 25, Township 9 South, Range 1 East, Baldwin County, Alabama, and that the (Streets, Drives, Alleys, Easements, etc.) as shown on said plat are hereby dedicated to the use of this public.

Property Owner  
Property Owner

## ACKNOWLEDGMENT

STATE OF  
COUNTY OF

I, \_\_\_\_\_, Notary Public in and for said County, in said State, hereby certify that Charles Henry Herod III and Lyndie Herod, whose names are 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

Expiration Date:

PONCE DE LEON COURT ANNEX  
MB 6 PG 63 SLIDE 509-B  
LOT 63

PONCE DE LEON COURT ANNEX  
MB 6 PG 63 SLIDE 509-B  
LOT 64

PONCE DE LEON COURT ANNEX  
MB 6 PG 63 SLIDE 509-B  
LOT 65

PONCE DE LEON COURT ANNEX  
MB 6 PG 63 SLIDE 509-B  
LOT 66

CAULSON, MARGARET ETAL EMME, MAUREEN, S  
RND, BRENDA, MADIGAN, ANV  
34 CENTER DR  
MANHASSET, NY 11020

MILLER FAMILY TRUST  
LLO KAREN BAKER  
3504 CHESTNUT DR  
N RICHLAND HILLS, TX 75152

HITTRELL, STEVEN S & CAROL H  
11197 ST HWY 180 W  
GULF SHORES, AL 36542-1119

SMITH, BILLY DWAYNE ETAL SMITH, TERI C  
30801 COULDE RD  
DAPHNE, AL 36526

## 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 same in the Probate Office of Baldwin County, Alabama, this \_\_\_\_ day of \_\_\_\_, 20\_\_.

County Engineer:

## CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING AND 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 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 E-911 BOARD

The undersigned, as authorized by the Baldwin County E-911 Board, hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this \_\_\_\_ day of \_\_\_\_, 20\_\_.

Authorized Signature

## CERTIFICATE OF APPROVAL BY THE COASTAL AREA PROGRAM

The undersigned, as Director of the Baldwin County Coastal Area Program, hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this \_\_\_\_ day of \_\_\_\_, 20\_\_.

Coastal Program Director

## CERTIFICATE OF THE BALDWIN COUNTY PLANNING DIRECTOR

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

Planning Director

- Legend
- R = Range
- T = Township
- SDC = Section
- X = Corner found
- = Iron found
- o = 1/2" Rebar Capped EDG CAB04 net
- Δ = Stake set on Building Corner
- Coac = Concrete
- RCP = Reinforced Concrete Pipe
- DIP = Ductile Iron Pipe
- VI = Yard Inlet
- HW = Handwell
- MI = Manhole
- SS = Sanitary Sewer
- STS = Storm Sewer
- PP = Power Pole
- IPP = Iron Pin Found
- IPS = Iron Pin Set
- TBM = Temporary Bench Mark
- APPROX = Approximate
- TOW = Top of Wall
- BOW = Bottom of Wall
- POC = Point of Commencement
- POB = Point of Beginning
- = Fence
- = Overhead Power
- = Overhead Telephone
- = UT = Underground Telephone
- = GAS = Gas Line
- = W = Water Line
- = Guardrail
- 18" RCP = Storm Sewer
- = Sanitary Sewer
- = Sign
- = Light Pole
- = Power Pole
- = Guy Wire
- = Telephone Pedestal
- = Communication Box
- = Clean out
- = Water Valve
- = Water Meter
- = Gas Valve
- = Sanitary Sewer Manhole
- = Storm Sewer Manhole
- = Concrete
- = Covered Porch
- = Asphalt
- = Gravel
- = FIRE HYDRANT
- = TEMPORARY BENCHMARK
- = UT = UTILITY CLAY PIPE
- = MAIL BOX
- = PHONE MANHOLE
- = GAS METER
- = BACKFLOW DEVICE
- = ELECTRICAL BOX

DRAWN BY: RLT  
CHECKED BY: BCJ  
PROJECT No. F SECC0015  
F SECC0015 CORTEZJAW  
CADD FILE  
SCALE: 1" = 30'

PROJECT: SECTION 25, TOWNSHIP 9 SOUTH, RANGE 1 EAST, BALDWIN COUNTY, ALABAMA  
TITLE: FINAL PLAT OF SUGAR FARM

120 BISHOP CIRCLE, SUITE 300  
PELHAM, AL 35124  
TEL - (205) 403-9158  
FAX - (205) 403-9175

EDGC  
BROWN ENGINEERING GROUP, LLC  
Civil, Mechanical, Electrical, Surveying  
and Construction

SHEET NO.  
1 OF 1

**Baldwin County Planning and Zoning Commission  
Case No. S-20023 – Silver Pines Unit 2 Subdivision  
A Re-Sub of Lot 7, Silver Pines Subdivision  
Development Permit Approval**

Staff Report for Planning and Zoning Commission Public Hearing

**July 9, 2020**

Agenda item 7.e

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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:**

<b>Planning Commission:</b>	July 9, 2020	Development Permit Approval Pending
	June 18, 2020	Development Permit Approval (meeting canceled)

<b>Attachments:</b>	Vicinity Map
	Site Map
	Proposed Plat

**II. IDENTIFICATION AND LOCATIONAL INFORMATION:**

<b>Planning District:</b>	District 12 – Zoned RSF-1
<b>Location of Property:</b>	The subject property is located on the west side of West Blvd. approximately 0.42 miles north of North Boulevard in the Silverhill area.
<b>Parcel Numbers:</b>	05-47-02-03-0-000-002.011
<b>Report Prepared By:</b>	Mary Booth; Subdivision Coordinator

**III. SUBDIVISION PROPOSAL:**

<b>Proposed number of Lots:</b>	2
<b>Linear Feet of Streets:</b>	NA
<b>Total Acreage:</b>	± 7.3 acres
<b>Smallest Site Size:</b>	± 3.65 acres
<b>Owner:</b>	Taylor Wilkins PO Box 7849 Spanish Fort, AL 36577
<b>Engineer/Surveyor:</b>	Moore Surveying, Inc. 555 North Section Street Fairhope, AL36532

**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 a paved County maintained road.

**V. STAFF COMMENTS:**

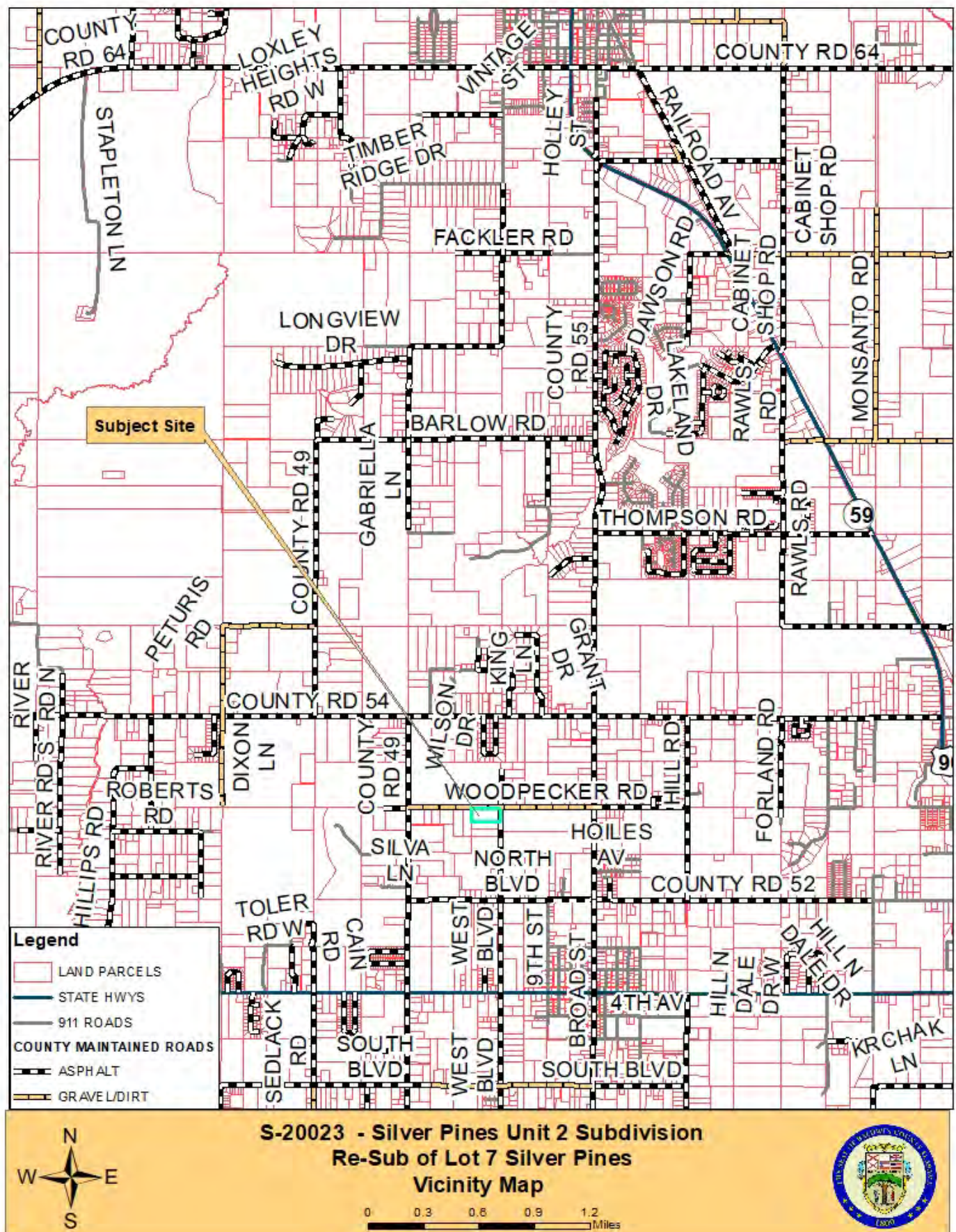
Items for consideration:

- 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-20023, Silver Pines Unit Two, A Re-Sub of Lot 7 of Silver Pines Subdivision, be **APPROVED**.











OWNER'S CERTIFICATE OF ACCEPTANCE:  
STATE OF ALABAMA)  
COUNTY OF BALDWIN)

This is to certify that, I the undersigned does hereby certify that I am the Owner of the within platted and described lands and that I have caused the same to be surveyed and subdivided as indicated hereon, for the uses and purposes herein set forth and do hereby acknowledge and adopt the same under the design and title hereon indicated, and grant all easements and dedicate all Streets, to the public or private uses as noted on this plat.

TAYLOR D WILKINS, III Date

NOTARY PUBLIC:  
STATE OF ALABAMA)  
BALDWIN COUNTY )

I, \_\_\_\_\_, a Notary Public, in and for said State and County, do hereby certify that the above name/s signed to the within OWNERS ACCEPTANCE and who are known to me, that they voluntarily executed said ACCEPTANCE on this date \_\_\_\_\_ day of \_\_\_\_\_ 2020.

Notary Public - Baldwin County, Alabama

My Commission Expires: \_\_\_\_\_

TELEPHONE COMPANY CERTIFICATE:

The undersigned, as authorized by \_\_\_\_\_ hereby approves the within plat for the recording of same in the Office of the Judge of Probate, Baldwin County, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_ 2020.

Authorized representative

POWER COMPANY CERTIFICATE:

The undersigned, as authorized by Baldwin County EMC, hereby approves the within plat for the recording of same in the Office of the Judge of Probate, Baldwin County, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_ 2020.

Authorized representative

CERTIFICATE OF APPROVAL BY THE  
BALDWIN COUNTY PLANNING & ZONING COMMISSION:

The within plat of SILVER PINES SUBDIVISION, UNIT TWO, of Baldwin County, Alabama, is hereby approved by the Baldwin County Planning and Zoning Commission.

this the \_\_\_\_\_ day of \_\_\_\_\_ 2020.

By: \_\_\_\_\_  
Baldwin County Planning & Zoning Commission

ITS: \_\_\_\_\_

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 same in the Judge of Probates Office, Baldwin County, Alabama, on this the \_\_\_\_\_ day of \_\_\_\_\_ 2020.

Authorized Representative Signature

CERTIFICATE OF THE BALDWIN COUNTY  
PLANNING DIRECTOR:

The undersigned, as Director of the Baldwin County Planning and Zoning Department, hereby approves the within plat for the recording of same in the Judge of Probates Office, Baldwin County, Alabama, on this the \_\_\_\_\_ day of \_\_\_\_\_ 2020.

Planning Director

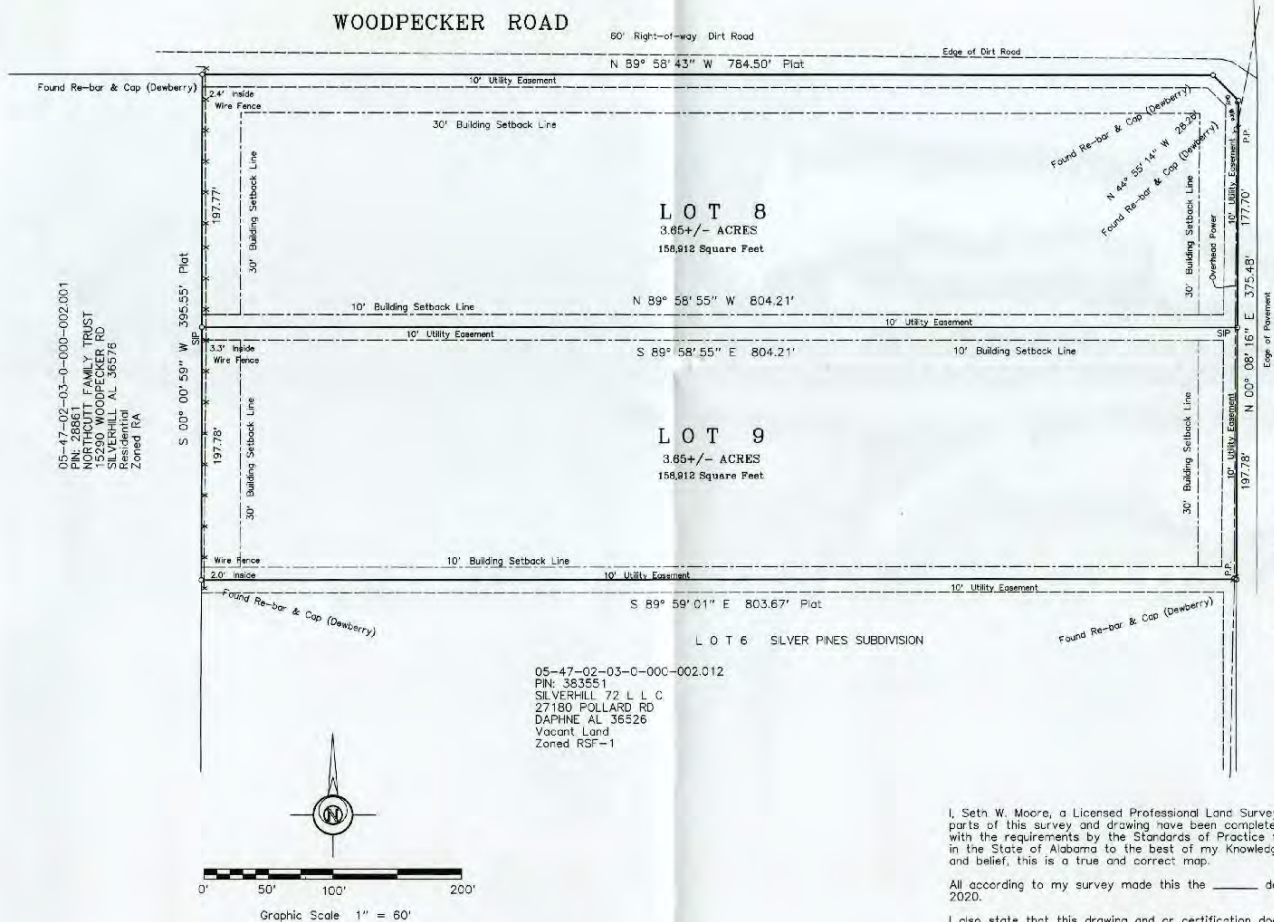
BALDWIN COUNTY HEALTH DEPARTMENT APPROVAL

The lots on this plat meet the allowed exemptions to the Large-Scale Development as provided in 420-3-1-.17 (e) of the Onsite Sewage Treatment and Disposal Regulation for the State of Alabama. The division of a parcel of land into lots or tracts 3 acres or greater in size. The signature affixed hereon does not imply an approval for any existing or future Onsite Sewage Treatment Systems. The herein plat is approved for recording only.

this the \_\_\_\_\_ day of \_\_\_\_\_ 2020.

By: \_\_\_\_\_  
Environmentalist

05-42-08-34-0-000-028.000  
PIN: 72185  
VOREL, ROBERTA ROBERTA V  
15375 WOODPECKER ROAD  
SILVERHILL AL 36576  
Residential  
Zoned RSF-1



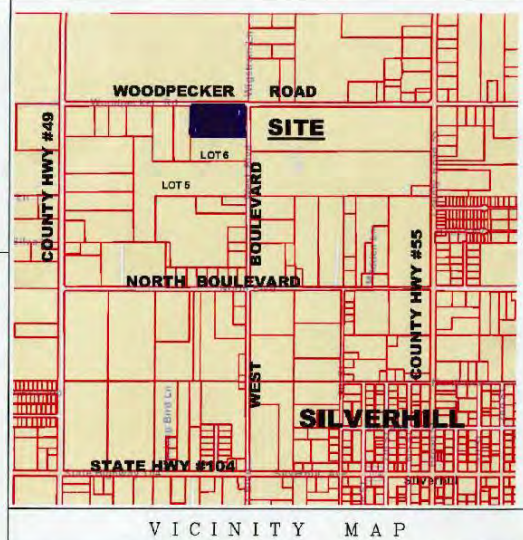
05-47-02-03-0-000-002.012  
PIN: 383551  
SILVERHILL 72 L L C  
27180 POLLARD RD  
DAFNE AL 36526  
Vacant Land  
Zoned RSF-1

JUDGE OF PROBATE STAMP

05-42-08-34-0-000-031.000  
PIN: 23540  
TAYLOR, BRENDA S  
15375 WOODPECKER ROAD  
SILVERHILL AL 36576  
Residential  
Zoned RSF-1

05-47-02-03-0-000-001.000  
PIN: 383551  
GREGG, LILLIAN BYSTRICKY  
27773 ST HWY 181  
DAFNE AL 36526  
Residential  
Zoned RSF-1

WEST BOULEVARD



- SURVEYOR'S NOTES:
1. All measurements were made in accordance with U.S. Standards.
  2. Description as furnished by Client.
  3. There may be Recorded or Unrecorded Deeds, Easements, right-of-ways, or other instruments that could affect the boundaries of said properties.
  4. There was NO attempt to determine the existence, location or extent of any sub-surface features such as Septic Tanks, Underground Utilities, Footings, etc.
  5. Bearings and Distances shown hereon were "Computed" from actual field traverses.
  6. The Basis of Bearings for this Survey are Based on Grid North as established by G. P. S. Rec Time Network R. T. K., referenced to NAD 1983 Alabama West Zone.
  7. There was NO attempt made to locate any Environmental issues such as but not limited to Wet Lands, Fuel Tanks, etc.
  8. Owner Must Verify Wetlands Location if Shown on Survey with the proper authorities before any construction is to be started.
  9. Refer to Recorded Deeds, Plats, Restrictive Covenants for any additional information.
  10. Measurements of the Residence are exterior dimensions and are not to be used for calculating square footage of Residence.
  11. Flood Zones are based on the current FEMA maps.
  12. Limits of proposed Residence to be sited are as per clients instructions.
  13. Verify any Building Setbacks and Building location with the proper authorities before any construction can begin.
  14. This Plat or Map is the property of Moore Surveying, Inc. and Seth Moore. It is a Solely for the use of the Client. Named hereon and may not be used by a Third Party.
  15. This Survey is Valid for 30 days from the date of survey and it is NOT Transferable to a Third Party and may NOT be used for any other purpose without prior written consent from Moore Surveying, Inc., or Seth Moore.
  16. This Survey is based upon existing monumentation found as hereon sited and does not purport to represent a retracement of the Government Survey.

SITE DATA:  
Current Zoning RSF-1  
Minimum & Maximum Lot Size 3.65+/- Acres  
No new Streets  
Number of Lots 2  
Total Area 7.30+/- Acres

Building Setbacks:  
Front Building Setback = 30 feet  
Side Building Setback = 10 feet  
Rear Building Setback = 30 feet  
Unless otherwise noted

Water Service: Individual  
Sewer Service: Individual Septic System  
Electric Service: Baldwin County EMC  
Telephone Service: CenturyLink

FLOOD CERTIFICATE:  
I do hereby state that I have examined the current FIA Official Flood Hazard Map, Community Number 015000, Parcel Number 0667 M, (0100000667M) and found referenced lot above lies in Flood Zone X, Map Dated April 19, 2019.

LEGAL DESCRIPTION:  
LOT 7 OF SILVER PINES SUBDIVISION AS PER ITS PLAT RECORDED ON SLIDE 2696-C AND 2698-D IN THE JUDGE OF PROBATE'S OFFICE, BALDWIN COUNTY, ALABAMA.

The Finish Floor shall be 16-inches above the highest grade within 20 feet of the residence.



BALDWIN COUNTY HIGHWAY DEPARTMENT  
PERMIT DIVISION

SUBDIVISION CASE NO. 5-2020-3

☐ PREL PLAT

☐ FINAL PLAT

☐ RECORD PLAT

☐ NO JURISDICTION County

COUNTY ENGINEER:

The undersigned, as County Engineer of Baldwin County, Alabama, hereby approve the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_ 2020.

County Engineer

OWNER / DEVELOPER  
05-47-02-03-0-000-002.011  
PIN: 383550  
WILKINS, TAYLOR D III  
P O BOX 7849  
SPANISH FORT AL 36577



MOORE SURVEYING, INC.  
PROFESSIONAL LAND SURVEYING  
555 NORTH SECTION STREET,  
FAIRHOPE, ALABAMA 36532  
PHONE (251) 928 - 6777  
Email moresurveying@bellsouth.net

PREP - Power Plan	JOB NO.	2020-02
GS - Station	DATE	1/30/2020
US - Underground	DATE	1/28
REC - Record	DRAWN BY	SWM
APP - Approval	SCALE	1" = 60'
CL - Close	REVISIONS	
FC - Fence Corner		
IT - Iron		
MC - Arc Length		
MS - Measure		
SS - Section		
ED - Elevation		
FP - Found for Plat		
SP - Set for Plat		

SILVER PINES SUBDIVISION  
UNIT TWO

Property lies in Sec. 3, T-6-S, R-3-E Baldwin County, Alabama



**Baldwin County Planning and Zoning Commission**  
**Case No. S-20024 – The Summit**  
**Variance Request Approval**  
**Staff Report for Planning and Zoning Commission Public Hearing**  
**July 9, 2020**  
**Agenda item 7.f**

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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:** July 9, 2020 Variance Request Approval Pending  
June 18, 2020 Variance Request Approval (meeting canceled)

**Attachments:** Vicinity Map  
Site Map  
Letter from Applicant  
Existing Parcels with Proposed Subdivision  
Young St. Map

**II. IDENTIFICATION AND LOCATIONAL INFORMATION:**

**Planning District:** District 14 – Unzoned

**Location of Property:** The subject property is located on east side of Young Street approximately 0.25 miles north of Twin Beech Road in the Fairhope area.

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

**Report Prepared By:** Mary Booth; Permit/Subdivision Coordinator

**III. SUBDIVISION PROPOSAL:**

The applicant/developer is proposing to subdivide her existing parcel into four (4) lots. With the minimum 75' front setback line required per the current subdivision regulations; a variance approval is required to waive this requirement.

**Owner/Developer:** Dena Stratton  
Ronald Gawrysh  
19350 Young St.  
Fairhope, AL 36532

**Engineer:** David M. Shumer, P.E.  
Barton & Shumer Engineering, LLC  
3213 Midtown Park South  
Mobile, Alabama 36606

**Surveyor:** Geo-Surveying, Inc.  
128 Club Drive  
Fairhope, AL 36532

**Request:** The applicant is requesting a Variance approval for the above-mentioned subdivision from the Baldwin County Planning and Zoning Commission to allow for a variance of the current subdivision regulations for minimum front setback line.

#### **IV. PUBLIC UTILITIES AND SITE CONSIDERATIONS:**

**Public Utilities Services:** Water: City of Fairhope  
Sewer: City of Fairhope  
Electricity: Riviera Utilities

**Transportation:** The proposed lots will front on Young Street, a paved and county-maintained road.

#### **V. STAFF COMMENTS:**

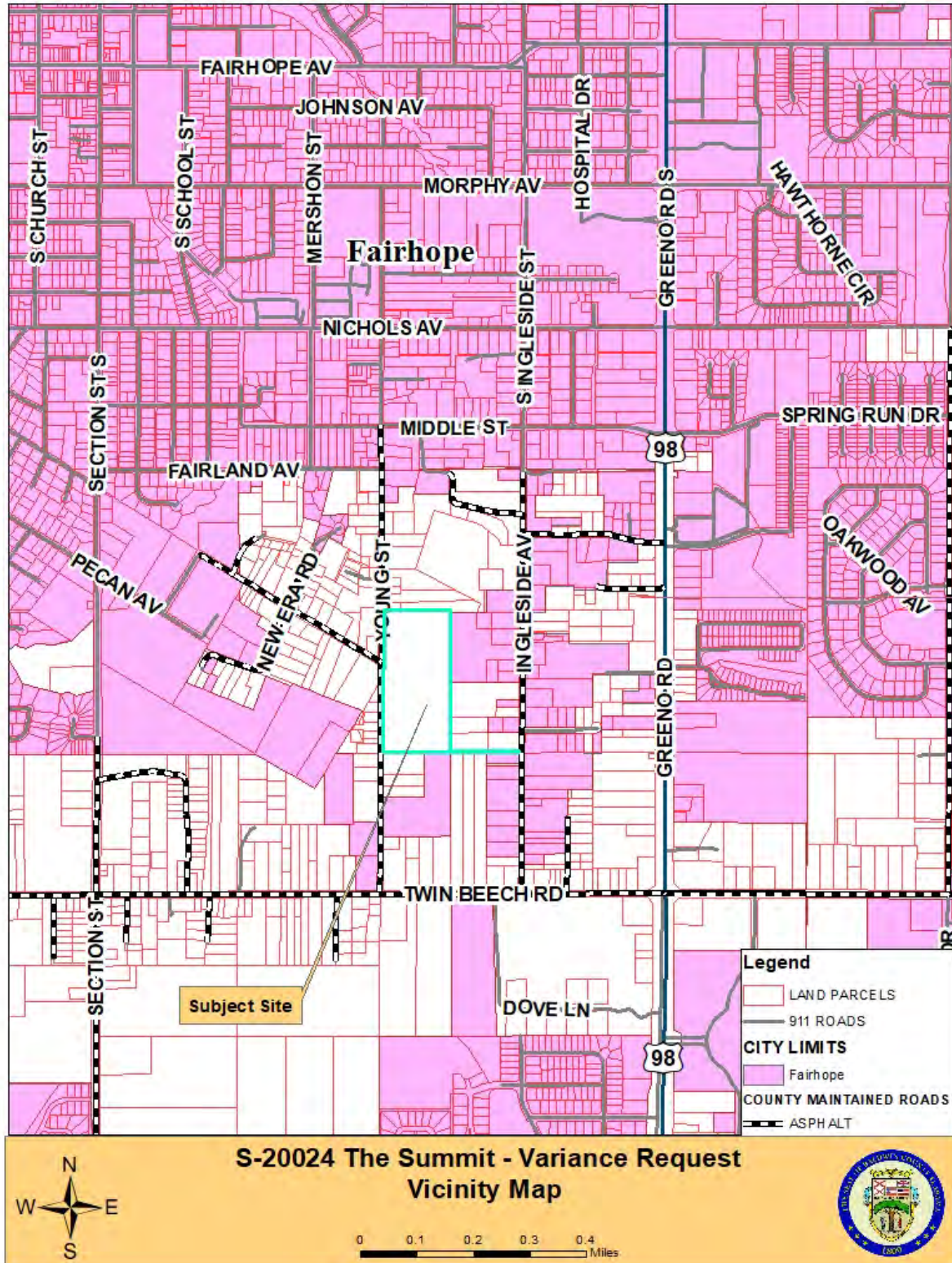
Items for consideration:

- The Variance Request is for a pending preliminary plat currently being reviewed by the Subdivision Department for approval of a 4-lot subdivision on Young Street in the City of Fairhope's Planning Jurisdiction. The City of Fairhope has issued preliminary approval contingent upon County approval of same.
- The proposed parcel is located along a major collector and as per the Highway Construction Setback Policy, requires a minimum 75' front building setback line from centerline of right-of-way. The applicant has provided the attached map of existing parcels in relation to location of her proposed subdivision which do not meet the minimum 75' front building setback line. Some of these parcels are inside and some are outside the city limits of Fairhope.
- Ms. Stratton currently already has a home built on one of the proposed lots which does not currently have the minimum 75' front building setback line.
- Additionally, Young St. runs from Morphy Avenue south to Twin Beech Road, also known as County Road 44.
- The request for a variance does meet the conditions as set forth in the current subdivision regulations.

#### **VI. RECOMMENDATIONS:**

Staff recommends that the Variance Request for Case No. S-20024, The Summit, be **APPROVED**.









May 29, 2020

To Whom it may concern,

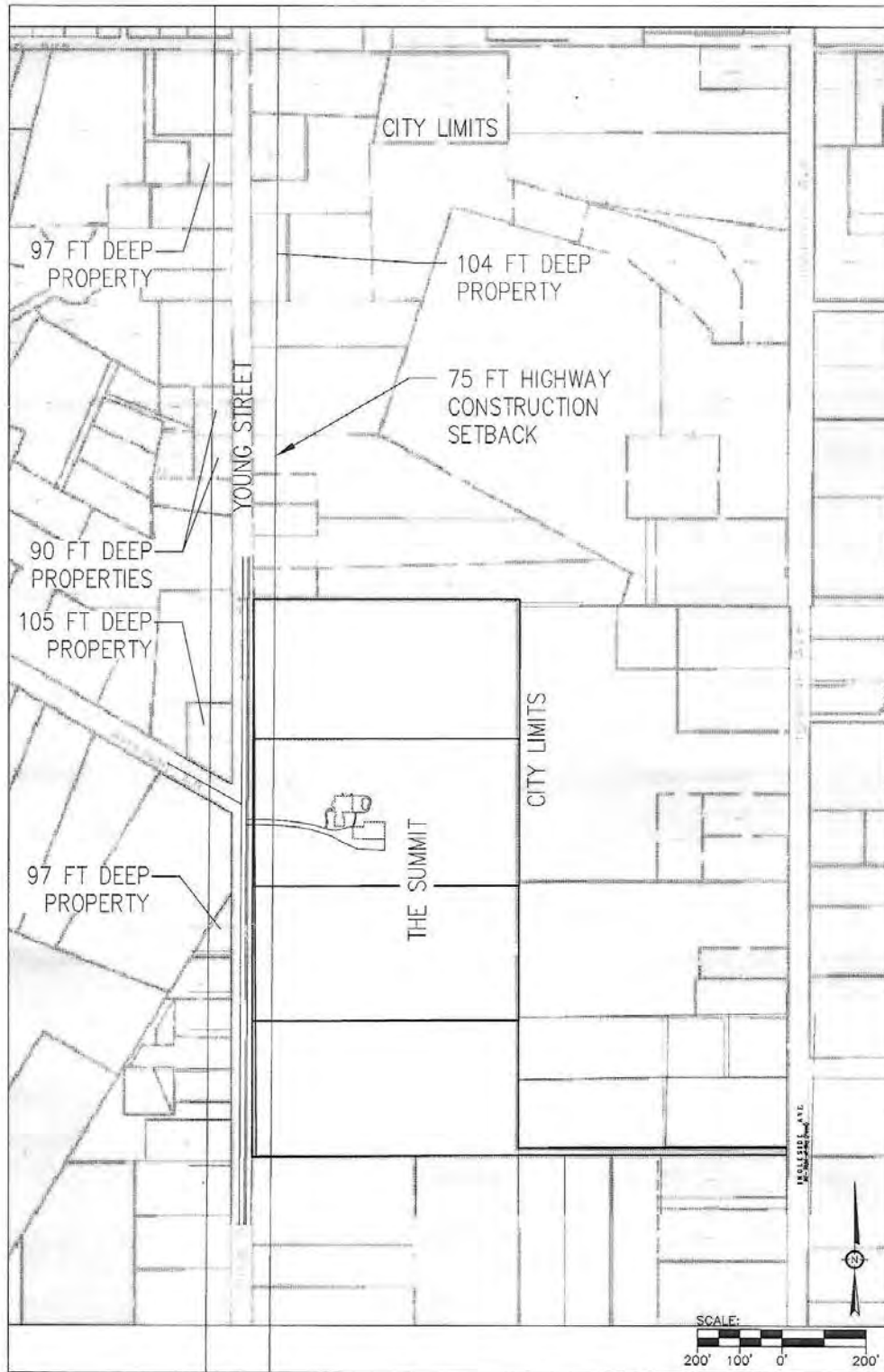
First, I contend that perhaps when Young Street was classified as a “Major Collector”, circumstances may have been different than they are today. Currently it doesn't seem feasible to be considered a Major Collector considering there are roadways within nearby subdivisions that provide more concentrated access to a greater number of residences than Young Street and that are not likely considered to be a “Major Collector.” The 75-foot highway construction setback is unwarranted at this location due to the following:

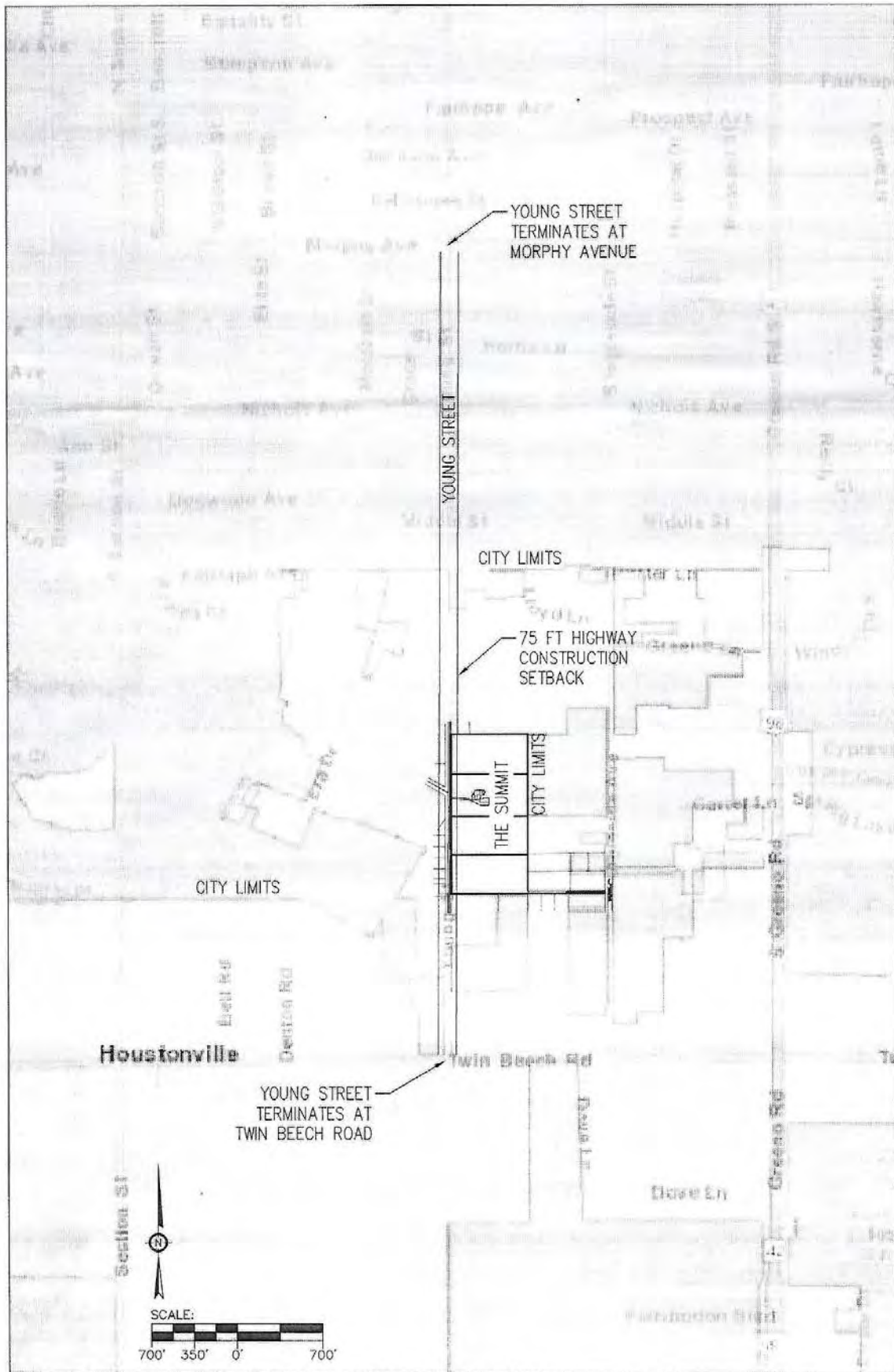
- There are three electric power stations along Young Street. One at the NW corner of Young and Twin Beach/44 (county jurisdiction), another on the NE corner of Young and Nichols (city jurisdiction), and another going in on the NW corner of Young and Nichols (city jurisdiction). These would need to be removed in order to accommodate the major collector requirement of 75' setback in the event the road was ever expanded as there would be little to no room remaining on the lots.
- Typically, the reasoning for increased setback is to minimize impacts from future development in close proximity to the right-of-way that will allow for reduced relocations or disruptions during future widening of a road that requires increased ROW width. If the ultimate future setback is 30 feet then the possible ROW width available would be the existing 50 feet plus 20 feet on either side. This would provide 90 feet of right-of-way width that is unlikely to ever be realized on Young Street.
- There are multiple residential structures surrounding this property on Young Street that lie within a highway construction setback of 75 feet of the roadway and three properties directly north of this location have a total depth of 150 making it unfeasible to apply this ruling fairly/uniformly among the residents.
- There are five (5) lots on Young Street directly across from this property that have a total depth of 140 or less and the highway construction setback would significantly impact their development. Requiring a 75-foot highway construction setback on this location places a unique hardship and restriction on the Summit proposed lots compared to others in the immediate vicinity which do not currently meet, or will require a variance similar to this request.
- Young street only consists of a few blocks and ends at both Twin Beach and Morphy. Homes would have to be removed in order for it to go any further.

In summary, the hardship is the setback will unfairly devalue my property considering the varying level of enforceability of the setback along the limits of the road (if it cannot be enforced at 75 feet on all of the properties, the argument is that it should not be enforced to that level on any). The setback should apply to all lots along Young Street where classified as a “Major Collector.” If the areas within the City limits are not following the same classification then the limits of the “Major Collector” designation would be further reduced. Additionally, relocating the three power stations would make the cost of widening Young Street very high and traffic will not likely warrant that expense.

Respectfully,  
Dena Stratton







**Baldwin County Planning and Zoning Commission**  
**Case No. S-20028 – Flat Creek Estates**  
**Development Permit Approval**  
Staff Report for Planning and Zoning Commission Public Hearing  
**July 9, 2020**  
Agenda item 7.g

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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:**

<b>Planning Commission:</b>	July 9, 2020 June 18, 2020	Development Permit Approval Pending Development Permit Approval (meeting canceled)
<b>Attachments:</b>	Vicinity Map Site Map Proposed Plat	

**II. IDENTIFICATION AND LOCATIONAL INFORMATION:**

<b>Planning District:</b>	District 14 – RA
<b>Location of Property:</b>	The subject property is located approximately 0.25 miles north of River Road on the west side of Brady Road in the Wilcox area.
<b>Parcel Numbers:</b>	05-34-07-26-0-000-001.000
<b>Report Prepared By:</b>	Mary Booth; Subdivision Coordinator

**III. SUBDIVISION PROPOSAL:**

<b>Proposed number of Lots:</b>	1
<b>Linear Feet of Streets:</b>	NA
<b>Total Acreage:</b>	± 86.3 acres
<b>Smallest Site Size:</b>	± 86.3 acres
<b>Owner:</b>	Springwood Timberlands, LLC 31 Inverness Center Parkway, Suite 200 Birmingham, AL 35242
<b>Surveyor:</b>	David Lowery Surveying, LLC 9915 Bryant's Landing Road Stockton, AL 36579
<b>Request:</b>	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:**

<b>Public Utilities Services:</b>	Water:	On-Site Well
	Sewer:	On-Site Septic
	Electricity:	Baldwin EMC

**Transportation:** The proposed lot will front on Brady Road, a paved county-maintained road.

#### **V. STAFF COMMENTS:**

##### Items for consideration:

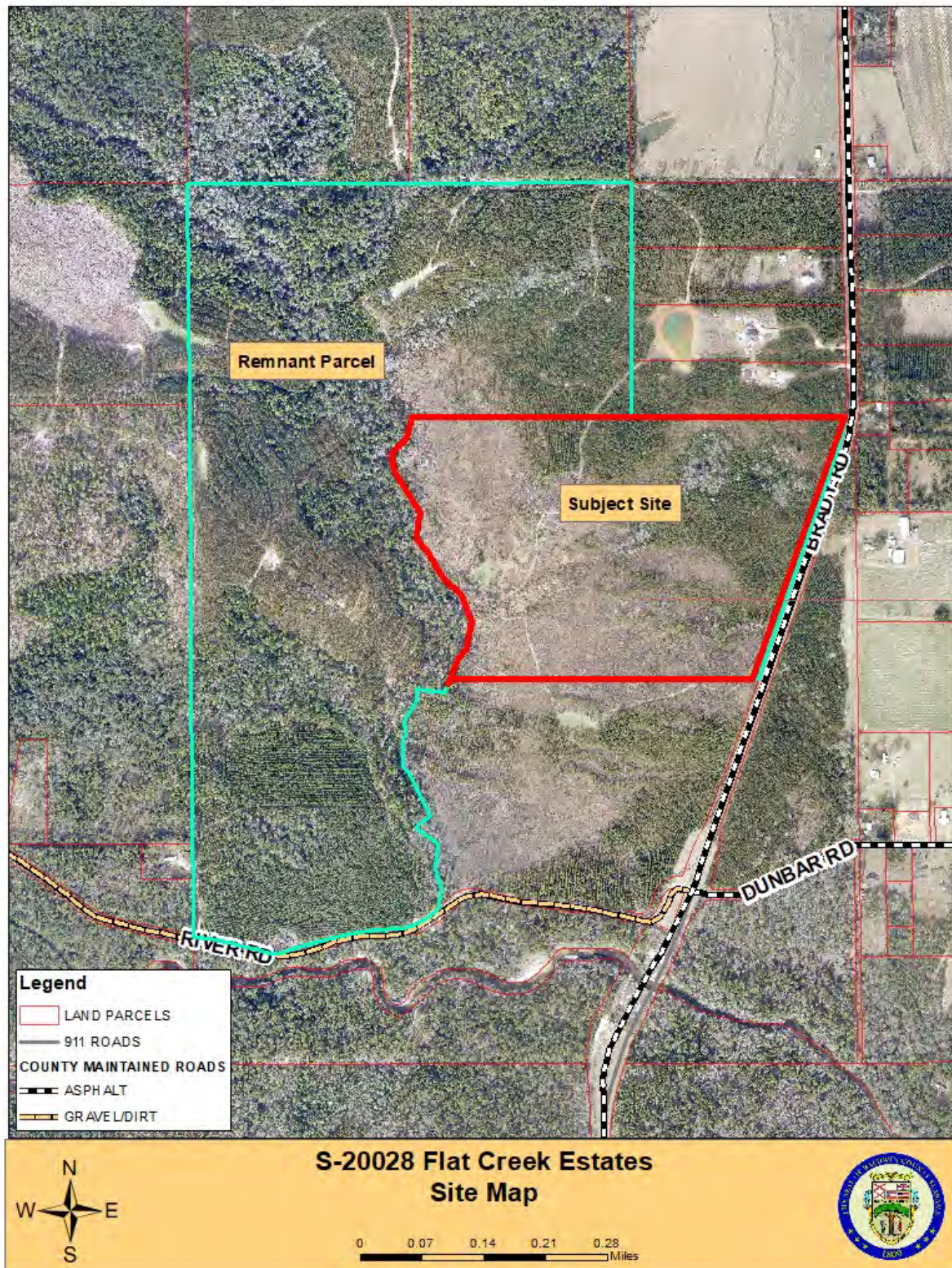
- All items of the Development Permit application meet the requirements of the subdivision regulations

#### **VI. RECOMMENDATIONS:**

Staff recommends that the Development Permit application for Case No. S-20028, Flat Creek Estates, be **APPROVED**.













**Baldwin County Planning and Zoning Commission**  
**Case No. S-20029 – Hard Rock Estates, Resub of Lot 1**  
**Development Permit Approval**  
**Staff Report for Planning and Zoning Commission Public Hearing**  
**July 9, 2020**  
**Agenda item 7.h**

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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:** July 9, 2020 Development Permit Approval Pending

**Attachments:** Vicinity Map  
Site Map  
Proposed Plat

**II. IDENTIFICATION AND LOCATIONAL INFORMATION:**

**Planning District:** District 18 – Unzoned

**Location of Property:** The subject property is located approximately 0.50 miles north of County Road 32 on the west side of Davis Road at the intersection of County Road 34 S. in the Summerdale area.

**Parcel Numbers:** 05-47-07-36-0-000-011.009

**Report Prepared By:** Mary Booth; Subdivision Coordinator

**III. SUBDIVISION PROPOSAL:**

**Proposed number of Lots:** 3

**Linear Feet of Streets:** NA

**Total Acreage:** ± 7.59 acres

**Smallest Site Size:** ± 2.49 acres

**Owner/Developer:** Rhonda Bonner  
Amy Styron  
17525 County Road 34 S  
Summerdale, AL 36580

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

**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:**

<b>Public Utilities Services:</b>	Water:	On-Site Well
	Sewer:	On-Site Septic
	Electricity:	Baldwin EMC

**Transportation:** The proposed lots will front on County Road 34 S., a paved and county-maintained road.

#### **V. STAFF COMMENTS:**

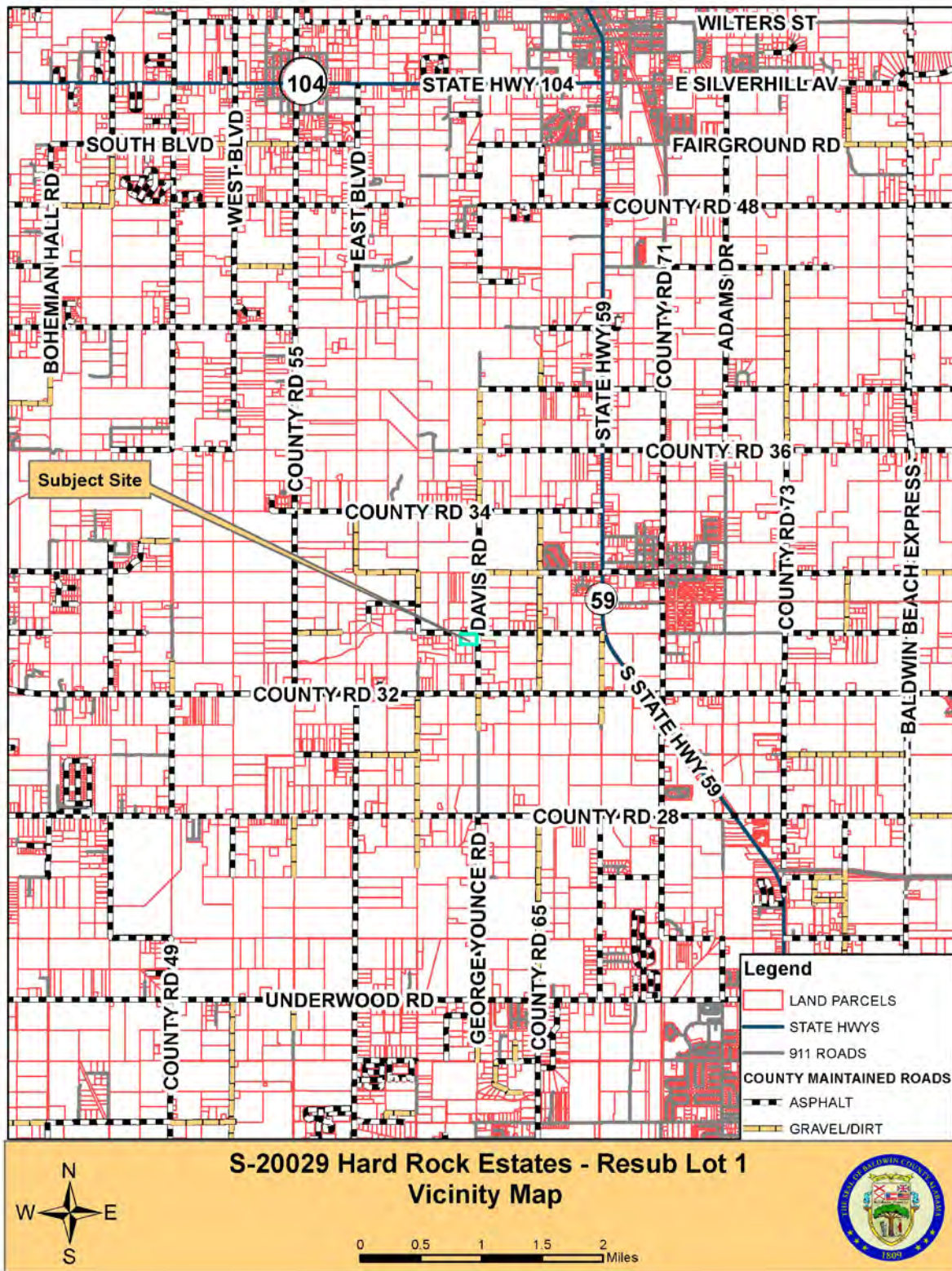
##### **Items for consideration:**

- 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-20029, Hard Rock Estates, Resub of Lot 1, be **APPROVED**.











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**Baldwin County Planning and Zoning Commission**  
**Case No. S-20030 – Hilltop Subdivision**  
**Development Permit Approval**  
Staff Report for Planning and Zoning Commission Public Hearing  
**July 9, 2020**  
Agenda item 7.i

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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:**

<b>Planning Commission:</b>	July 9, 2020 June 18, 2020	Development Permit Approval Pending Development Permit Approval (meeting canceled)
<b>Attachments:</b>	Vicinity Map Site Map Proposed Plat	

**II. IDENTIFICATION AND LOCATIONAL INFORMATION:**

<b>Planning District:</b>	District 14 – Unzoned
<b>Location of Property:</b>	The subject property is located approximately 0.10 miles west of West Blvd. and on the south side of North Blvd. in the Silverhill Area.
<b>Parcel Numbers:</b>	05-47-02-03-0-000-023.007
<b>Report Prepared By:</b>	Mary Booth; Subdivision Coordinator

**III. SUBDIVISION PROPOSAL:**

<b>Proposed number of Lots:</b>	2
<b>Linear Feet of Streets:</b>	NA
<b>Total Acreage:</b>	± 14.85 acres
<b>Smallest Site Size:</b>	± 5.37 acres
<b>Owner/Developer:</b>	Ashurst Properties, LLC 212 Cuscowilla Lane Fairhope, AL 36532
<b>Surveyor:</b>	David Lowery Surveying, LLC 9915 Bryant's Landing Road Stockton, AL 36579
<b>Request:</b>	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:              Town of Silverhill  
   Sewer:              On-Site Septic  
   Electricity:        Baldwin EMC

**Transportation:**                      The proposed Lot 1 will front on North Blvd. and proposed Lot 2 will front on West Blvd., both paved and county-maintained roads.

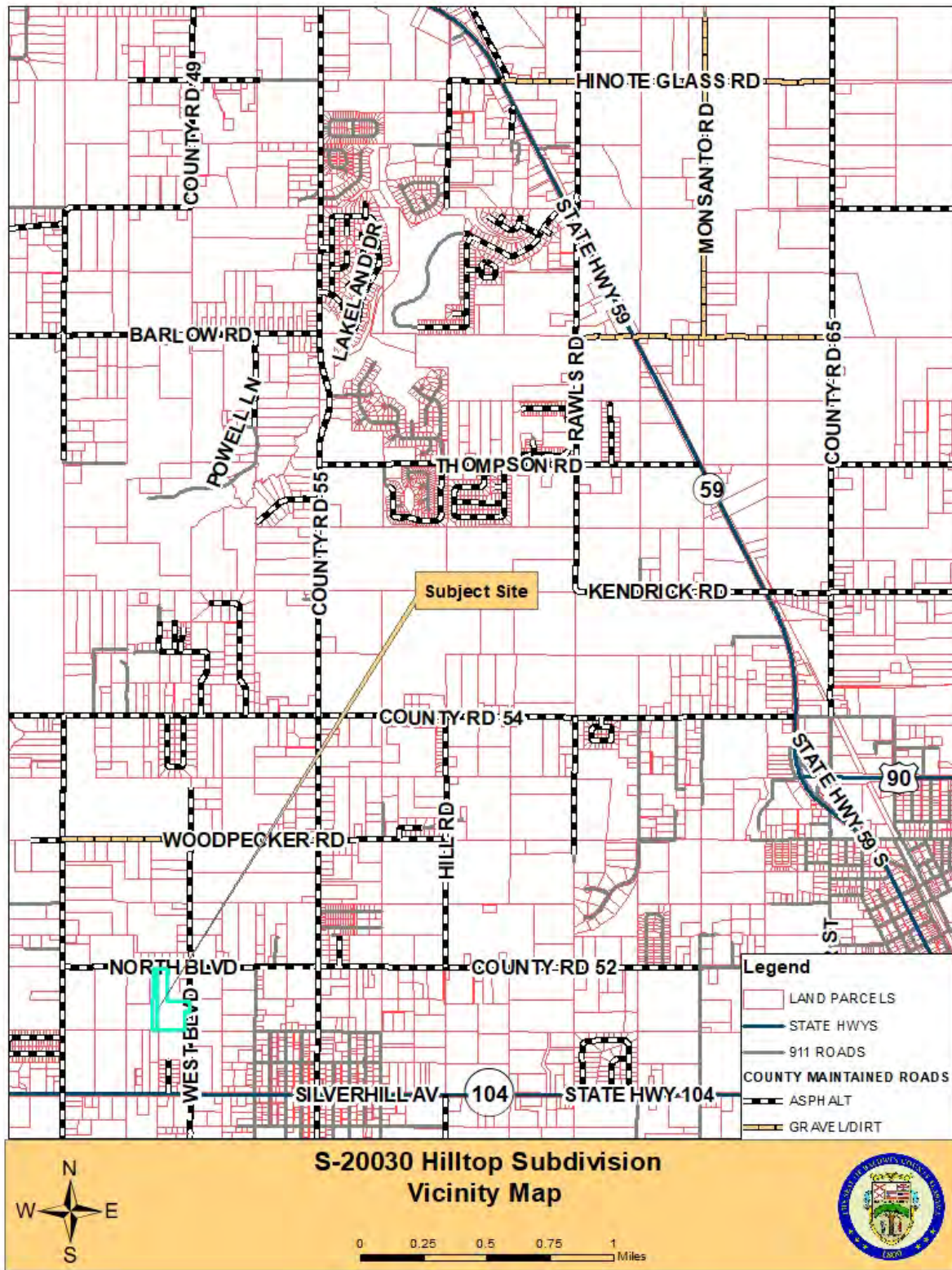
#### **V. STAFF COMMENTS:**

Items for consideration:

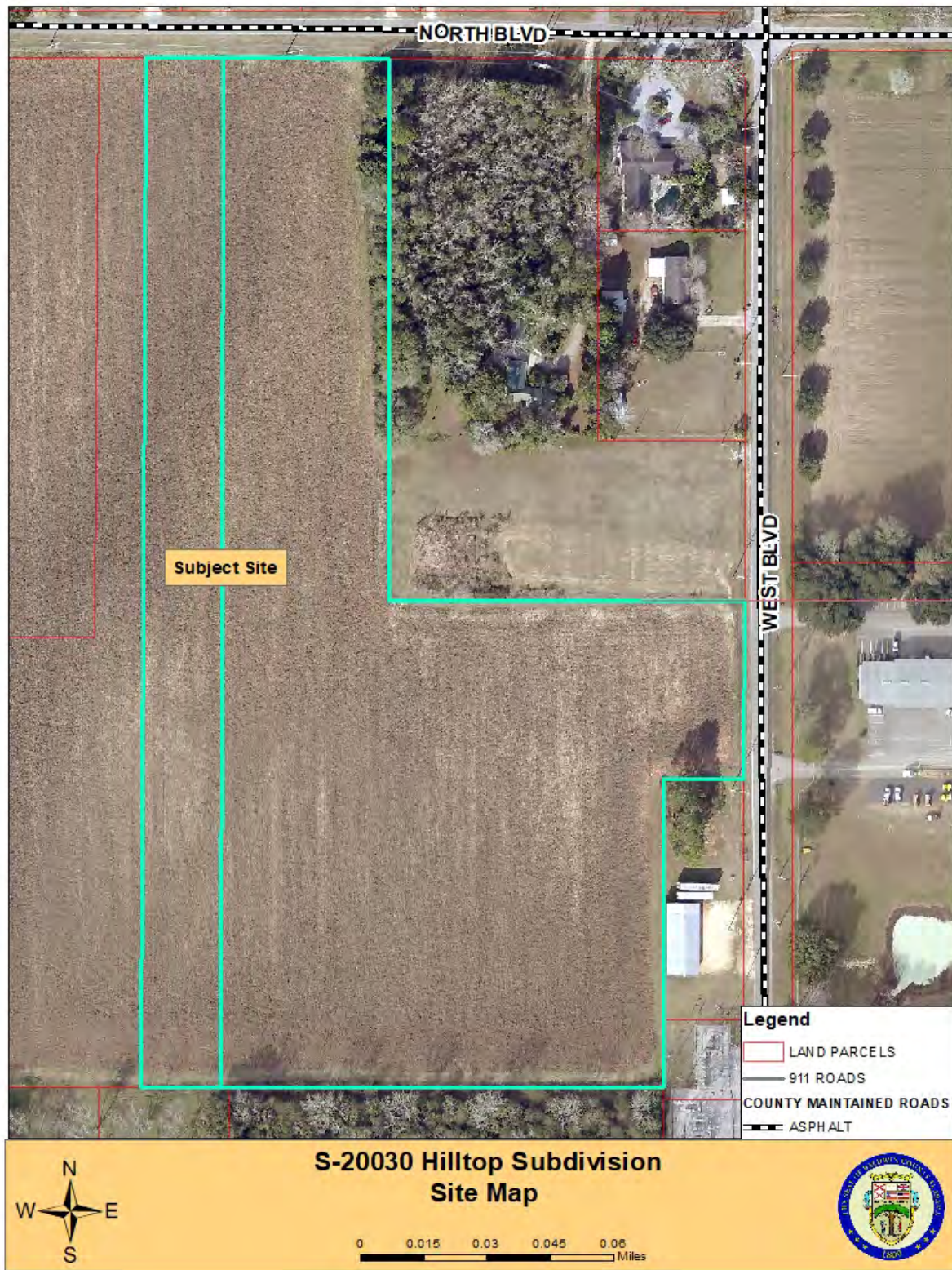
- All items of the Development Permit application meet the requirements of the subdivision regulations

#### **VI. RECOMMENDATIONS:**

Staff recommends that the Development Permit application for Case No. S-20030, Hilltop Subdivision, be **APPROVED.**









SCALE  
1"=60'

Phone Number:  
08-447 07 03 04000000 010  
010 431 42  
Server Name: BALURU, KANSTU  
Address: 15 AND NORTH Blvd  
City: BALURU  
State: AL  
Country: AL

R.O.W. FOR NORTH  
BOLLEND WILSON  
10.11.1940 (M) 11.1.1941 (M)

CALCULATED H<sub>2</sub>O CORNERS OF  
THE SWIM CORNER, A.T.O.

WEST BLVD. 60' R.O.W.

LOT 1  
9.48 ACRES

LOT 4  
PEARSON FAMILY  
SD SLIDE 2681-D

LOT 2  
5.37 ACRES

\_\_\_\_\_

[illegible][illegible]



**Baldwin County Planning and Zoning Commission**  
**Case No. S-20031 – Old Brady Road Subdivision**  
**Development Permit Approval**

Staff Report for Planning and Zoning Commission Public Hearing

**July 9, 2020**

Agenda item 7.j

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:**

<b>Planning Commission:</b>	July 9, 2020 June 18, 2020	Development Permit Approval Pending Development Permit Approval (meeting canceled)
<b>Attachments:</b>	Vicinity Map Site Map Proposed Plat	

**II. IDENTIFICATION AND LOCATIONAL INFORMATION:**

<b>Planning District:</b>	District 5 – Unzoned
<b>Location of Property:</b>	The subject property is located at the intersection of Old Brady Road and Fox Ford Road in the Bay Minette area.
<b>Parcel Numbers:</b>	05-24-09-30-0-000-005.003
<b>Report Prepared By:</b>	Mary Booth; Subdivision Coordinator

**III. SUBDIVISION PROPOSAL:**

<b>Proposed number of Lots:</b>	5
<b>Linear Feet of Streets:</b>	NA
<b>Total Acreage:</b>	± 5.24 acres
<b>Smallest Site Size:</b>	± 1.04 acres
<b>Owner/Developer:</b>	Drake Investments, LLC PO Box 742 Robertsdale, AL 36567
<b>Surveyor:</b>	David Lowery Surveying, LLC 9915 Bryant's Landing Road Stockton, AL 36579
<b>Request:</b>	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 1, 2, 3 and 5 will front on Old Brady Road and Lot 4 will front on Fox Ford Road, both paved and county-maintained roads.

#### **V. STAFF COMMENTS:**

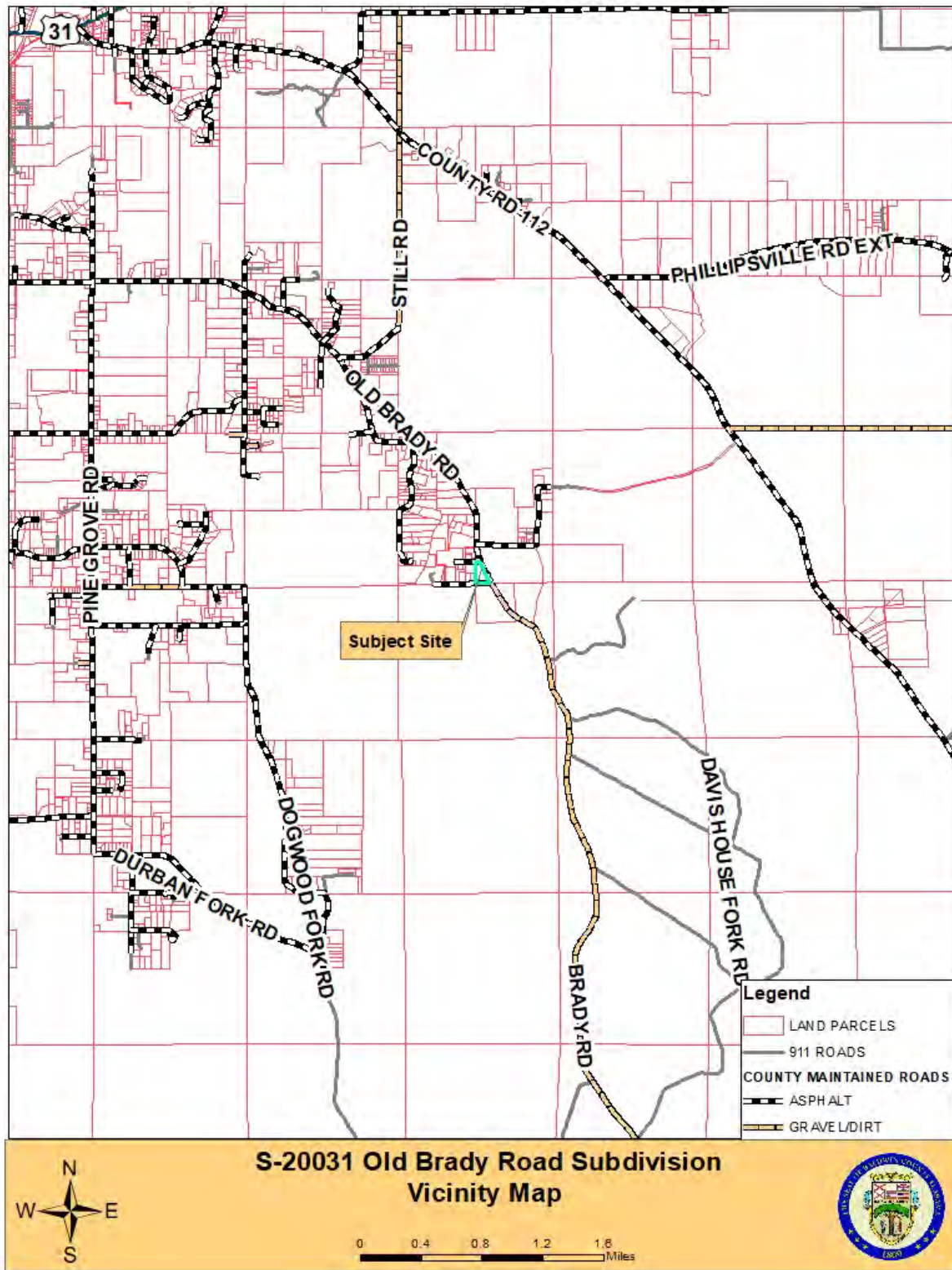
Items for consideration:

- 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-20031, Old Brady Road Subdivision, be **APPROVED**.













**Baldwin County Planning and Zoning Commission**  
**Case No. S-20032 – Jergisin Subdivision**  
**Development Permit Approval**  
**Staff Report for Planning and Zoning Commission Public Hearing**  
**July 9, 2020**  
**Agenda item 7.k**

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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:**

<b>Planning Commission:</b>	July 9, 2020 June 18, 2020	Development Permit Approval Pending Development Permit Approval (meeting canceled)
<b>Attachments:</b>	Vicinity Map Site Map Proposed Plat	

**II. IDENTIFICATION AND LOCATIONAL INFORMATION:**

<b>Planning District:</b>	District 12 – RA
<b>Location of Property:</b>	The subject property is located on County Road 62 S approximately 1.5 miles south off of US Highway 90 in the Elsanor area.
<b>Parcel Numbers:</b>	05-48-01-01-0-000-015.000 05-48-01-01-0-000-015.015
<b>Report Prepared By:</b>	Mary Booth; Subdivision Coordinator

**III. SUBDIVISION PROPOSAL:**

<b>Proposed number of Lots:</b>	5
<b>Linear Feet of Streets:</b>	NA
<b>Total Acreage:</b>	± 19.49 acres
<b>Smallest Site Size:</b>	± 3.03 acres
<b>Owner/Developer:</b>	BJ's Residential Properties, LLC BJ Blanchard 1299 Greystone Crest Birmingham, AL 36542
<b>Engineer:</b>	David M. Shumer, P.E. Barton & Shumer Engineering, LLC 3213 Midtown Park South Mobile, Alabama 36606



**Surveyor:** Geo-Surveying, Inc.  
128 Club Drive  
Fairhope, AL 36532

**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: East Central Baldwin Water Authority  
Sewer: On-Site Septic  
Electricity: Baldwin EMC

**Transportation:** The proposed Lots 1, 2, and 3 will front on County Road 62 S and proposed Lots 4 and 5 will front on Ryan Road, both paved and county-maintained roads.

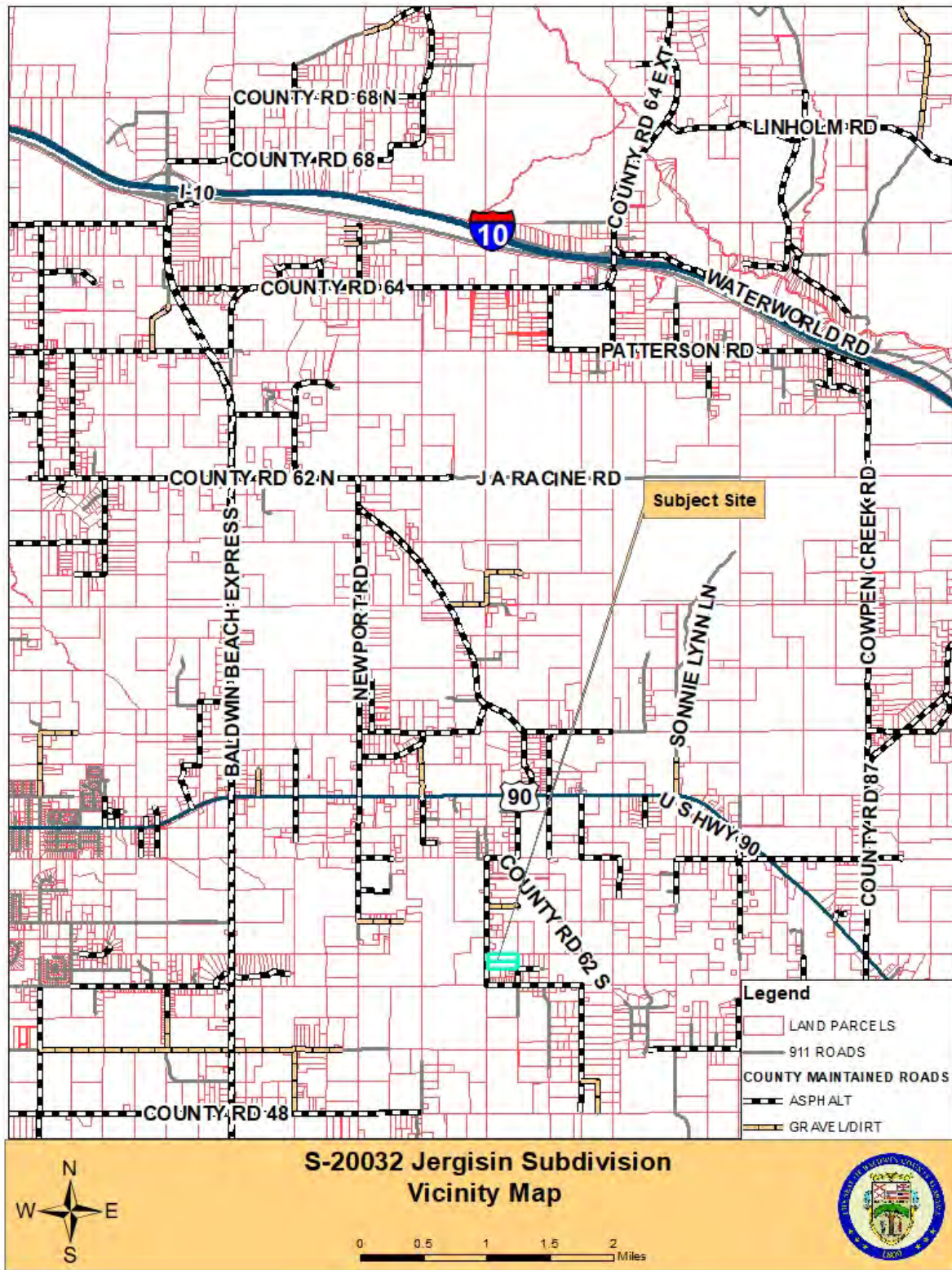
**V. STAFF COMMENTS:**

Items for consideration:

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

**VI. RECOMMENDATIONS:**

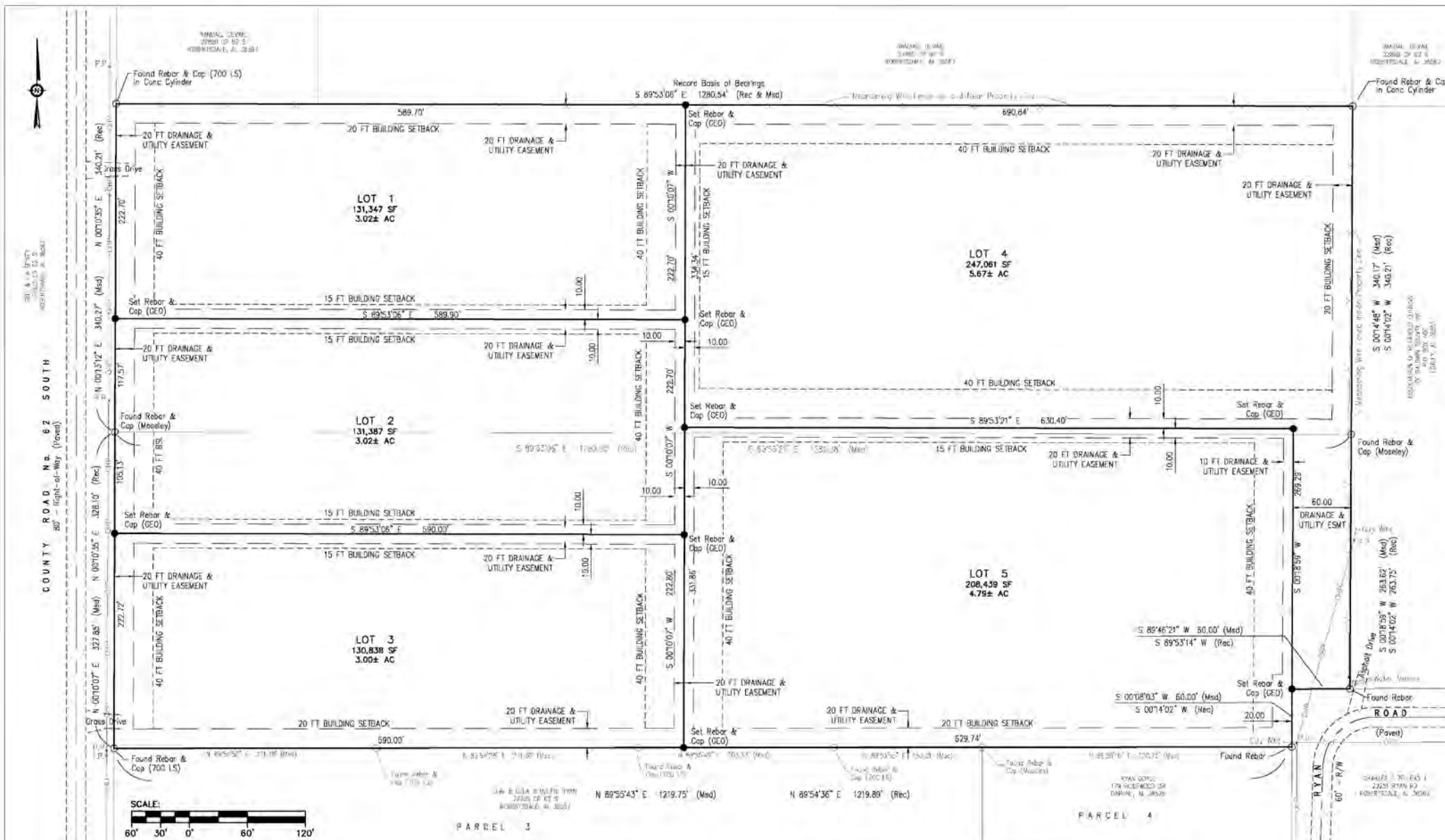
Staff recommends that the Development Permit application for Case No. S-20032, Jergisin Subdivision, be **APPROVED.**











**SITE DATA:**  
TAX PARCEL NO: 05-48-01-01-0-000-015.000  
05-48-01-01-0-000-015.015  
ZONING DISTRICT 12 ZONING: RA  
TOTAL LOTS: 5  
LARGEST: 247,061 SQ FT  
SMALLEST: 130,838 SQ FT  
TOTAL AREA: 849,072 SQ FT (19.49± AC)  
**BUILDING SETBACKS:**  
FRONT: 40 FT  
REAR: 40 FT  
SIDE: 15 FT  
**UTILITIES:**  
WATER SERVICE: EAST CENTRAL BALDWIN WATER AUTHORITY  
SEWER SERVICE: ON-SITE SEPTIC  
ELECTRIC SERVICE: BALDWIN EMC  
**DRAINAGE & UTILITY EASEMENTS:**  
ALL LOTS ARE SUBJECT TO A 15' DRAINAGE AND UTILITY EASEMENT ON ALL LOT LINES, (7.5 FEET ON EACH SIDE) ALONG ALL INTERIOR SIDE LOT LINES.  
**FLOOD ZONE:**  
THIS PROPERTY IS LOCATED IN FLOOD ZONE X (UNSHADED) ACCORDING TO THE FLOOD INSURANCE RATE MAP 01003C0695M DATED 19 APRIL 2019.  
**NOTES:**  
1. THIS SURVEY DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE AND CORRECT TITLE SEARCH AND/OR EXAMINATION MIGHT DISCLOSE INCLUDING, BUT NOT LIMITED TO, DESCRIPTIONS CONTAINED IN DEEDS FOR ADJACENT PROPERTIES. IN ADDITION THERETO, THE ATTACHED DRAWING DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH, OTHER THAN WHAT IS VISIBLE ON THE GROUND, PROVIDED BY OUR CLIENT, OR RECORDS WE HAPPEN TO HAVE ON FILE FURNISHED BY OTHERS.  
2. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES.  
3. MEASUREMENTS SHOWN HEREON WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.  
4. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTY.  
5. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.  
6. PROPERTY IS SUBJECT TO ANY RESTRICTIONS OR CONDITIONS WHICH MAY BE ON COVENANTS OR DOCUMENTS NOT DISCLOSED TO OUR FIRM.  
7. BUILDING SETBACK LINES SHALL CONFORM TO THOSE SHOWN ON THE PLAT OR THOSE IN EFFECT AT THE TIME OF PERMITTING, WHICHEVER IS MORE STRINGENT.  
8. OWNERS SHOULD CONTACT ALABAMA LINE LOCATORS PRIOR TO ANY CONSTRUCTION AT 800-292-8525.



**CERTIFICATION OF APPROVAL BY BALDWIN EMC (POWER):**  
THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN EMC HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.  
**AUTHORIZED REPRESENTATIVE:** \_\_\_\_\_  
**CERTIFICATE OF APPROVAL BY EAST CENTRAL BALDWIN WATER AUTHORITY (WATER):**  
THE UNDERSIGNED, AS AUTHORIZED BY EAST CENTRAL BALDWIN WATER AUTHORITY HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.  
**AUTHORIZED REPRESENTATIVE:** \_\_\_\_\_  
**CERTIFICATE OF BALDWIN COUNTY HEALTH DEPARTMENT:**  
THE LOT(S) ON THIS PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE BALDWIN COUNTY HEALTH DEPARTMENT. NO REPRESENTATION IS MADE THAT ANY LOT ON THIS PLAT WILL ACCOMMODATE AN ON-SITE 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 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 REPRESENTATIVE:** \_\_\_\_\_  
**CERTIFICATION BY 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 SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE DAY OF \_\_\_\_, 20\_\_.  
**AUTHORIZED SIGNATURE:** \_\_\_\_\_

**CERTIFICATION OF OWNERSHIP AND DEDICATION:**  
STATE OF ALABAMA )  
COUNTY OF BALDWIN )  
THIS IS TO CERTIFY THAT I THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSE HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.  
DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_, 2020.  
BJ BLANCHARD  
BJ's RESIDENTIAL PROPERTIES, LLC  
1299 GREYSTONE CREST  
BIRMINGHAM, AL 35242  
**ACKNOWLEDGEMENT OF NOTARY PUBLIC:**  
STATE OF ALABAMA )  
COUNTY OF BALDWIN )  
I, \_\_\_\_\_, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT BJ BLANCHARD, WHOSE NAME AS MANAGING MEMBER OF BJ'S RESIDENTIAL PROPERTIES, IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.  
GIVEN UNDER MY HAND AND NOTARIAL SEAL  
THIS THE \_\_\_\_ DAY OF \_\_\_\_, 2020.  
NOTARY PUBLIC \_\_\_\_\_

**CERTIFICATION BY SURVEYOR:**  
STATE OF ALABAMA )  
COUNTY OF BALDWIN )  
I, MATTHEW KOUNTZ, A LICENSED SURVEYOR OF COUNTY, ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF BJ'S RESIDENTIAL PROPERTIES, SITUATED IN BALDWIN COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:  
PARCELS 1 AND 2 OF THE JOHN RYAN PROPERTIES, RECORDED IN INSTRUMENT NO. 1292039 (FORMERLY A PART OF THE RE-SUBDIVISION OF LOT 12 OF SOUTH RYAN VILLAGE RECORDED ON SLIDE 2315-A)  
THE PROPERTY BEING LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 4 EAST  
THIS IS A RE-SUB OF PARCELS 1 AND 2 OF JOHN RYAN PROPERTIES AS SURVEYED AND RECORDED IN INSTRUMENT NO. 1292039.  
AND THAT THE PLAT OR MAP CONTAINED HEREON 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 STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.  
GIVEN UNDER MY HAND AND SEAL AT \_\_\_\_, ALABAMA, THIS THE \_\_\_\_ DAY OF \_\_\_\_, 2020.  
MATTHEW S. KOUNTZ, P.L.S.  
ALABAMA REC. NO. 203559

**GEO SURVEYING, INC.**  
PROFESSIONAL LAND SURVEYORS

128 CLUB DRIVE  
FAIRHOPE, ALABAMA 36532  
PHONE: 251-990-0815 FAX: 251-990-0866

**JERGISIN SUBDIVISION**

**PRELIMINARY / FINAL PLAT**

PROJECT NO:	2020-020
DATE:	03-05-2020
SCALE:	1" = 60'
DRAWN BY:	DMS
CHECKED BY:	MK
FIELD WORK DATE:	02-12-2020
FIELD BOOK NO.:	RG83
FIELD WORK PERSON:	1 - MORE OR LESS
SHEET	1 OF 1 SHEETS



**Baldwin County Planning and Zoning Commission**  
**Case No. S-20039 – Elsanor Estates Subdivision**  
**Development Permit Approval**  
Staff Report for Planning and Zoning Commission Public Hearing  
**July 9, 2020**  
Agenda item 7.1

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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:**

<b>Planning Commission:</b>	July 9, 2020 June 18, 2020	Development Permit Approval Pending Development Permit Approval (meeting canceled)
<b>Attachments:</b>	Vicinity Map Site Map Proposed Plat	

**II. IDENTIFICATION AND LOCATIONAL INFORMATION:**

<b>Planning District:</b>	District 13 – Unzoned
<b>Location of Property:</b>	The subject property is located on the southeasterly side of County Road 87 approximately 0.25 miles east from the intersection of County Road 87 and Taylor Still Road in the Elsanor area.
<b>Parcel Numbers:</b>	05-40-08-28-0-000-019.017
<b>Report Prepared By:</b>	Mary Booth; Subdivision Coordinator

**III. SUBDIVISION PROPOSAL:**

<b>Proposed number of Lots:</b>	4
<b>Linear Feet of Streets:</b>	NA
<b>Total Acreage:</b>	± 5.74 acres
<b>Smallest Site Size:</b>	± 1.14 acres
<b>Owner/Developer:</b>	Drake Investments, LLC PO Box 742 Robertsdale, AL 36567
<b>Surveyor:</b>	David Lowery Surveying, LLC 9915 Bryant's Landing Road Stockton, AL 36579
<b>Request:</b>	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:              East Central Baldwin Water  
   Sewer:              On-Site Septic  
   Electricity:        Baldwin EMC

**Transportation:**                      The proposed lots will front on County Road 87, a paved and county-maintained road.

#### **V. STAFF COMMENTS:**

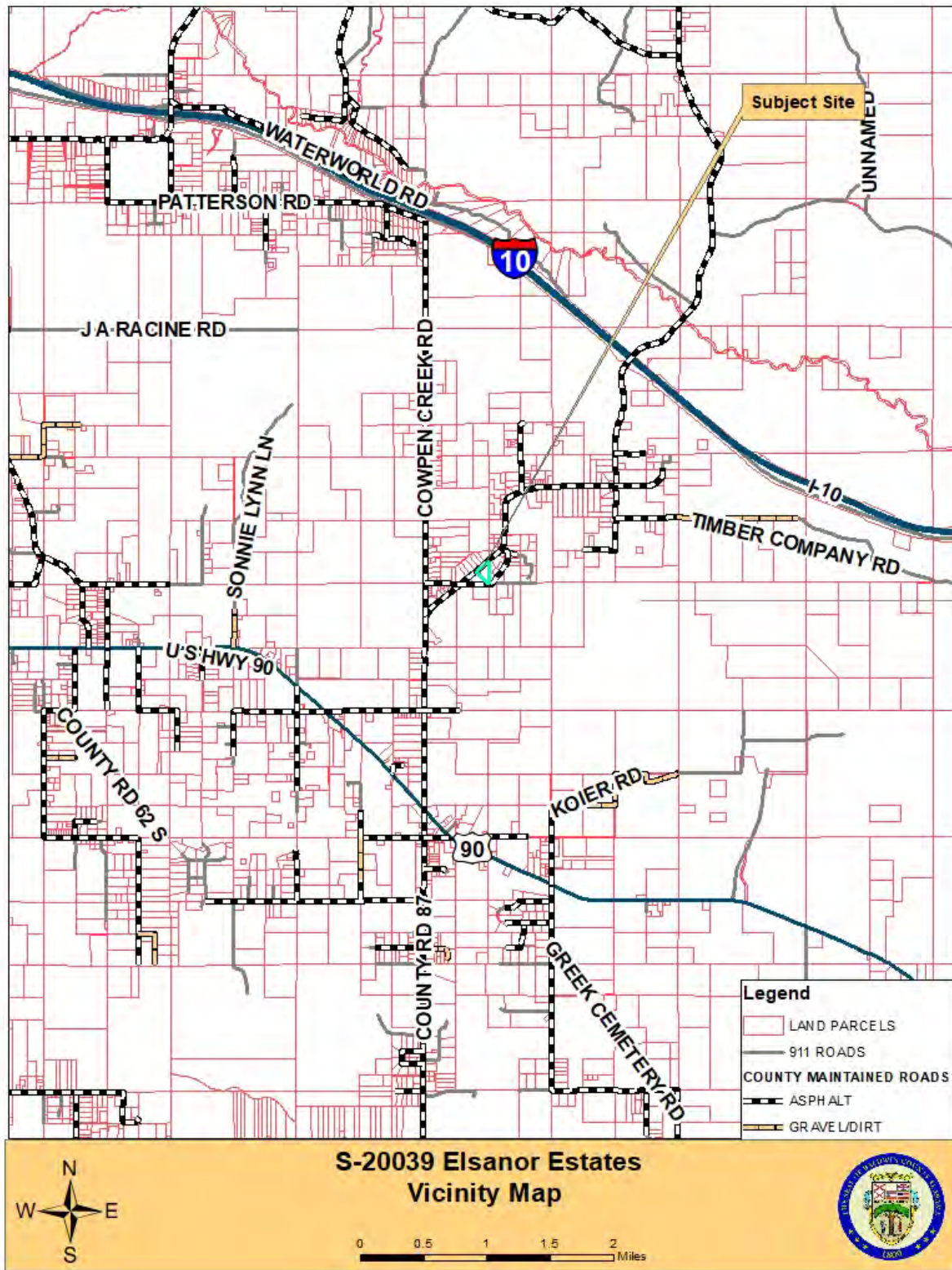
##### **Items for consideration:**

- 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-20039, Elsanor Estates Subdivision, be **APPROVED**.











11. All research project teams are asked to submit the first set of 100 survey points:
  - a. Administer the first 100 survey points to the surveying team.
  - b. Complete comments about any non-response and any SVP non-response with a completed survey point.
  - c. City District/Field Interviewer represents chosen team.
12. This survey was prepared for the clients and is not to be used for any other purpose except your approval from this survey.
13. The instruments of second survey, including, night of stay, and/or non-response were limited to 100 survey, except as shown or listed.
14. All research, including or otherwise have been looked, especially those in need.
15. The survey was prepared after the approval of a balance of 100 or a total survey of 100 survey points. The survey is prepared by the management for the surveying team.
16. Any matter that might be discussed by individuals, the survey, or legal judgment requires the surveying team.
17. Labels of the instrument for the survey should not be used for the survey paid for the survey.

Phone Number: US 408583 0000 002000/  
FNU 1 02097  
Client Name: RICH, JAMES MICHAEL ETAL, PUGH, PRISCILLA  
Address: 33396 TRINITY STILL ROAD  
City: ROBERTSDALE  
State: AL  
Zip: 35067

BACHMAN COUNTY E-911 | 2015-2016

THE PORTION OF THE COMMON DRIVEWAY OUTSIDE OF THE PUBLIC R.O.W. AS SHOWN HEREON IS PRIVATE AND WILL NOT BE MAINTAINED BY BALDWIN COUNTY.

 POLICE CORNER, POST  
 CONCRETE MONUMENT

 POLICE CORNER, POST  
 CONCRETE MONUMENT

**Surveys**

Almond Linn 8 2025

 POLICE CORNER, POST  
 CONCRETE MONUMENT

\_\_\_\_\_

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**Baldwin County Planning and Zoning Commission**  
**Case No. S-20042 – Cypress Ridge Estates**  
**Development Permit Approval**  
**Staff Report for Planning and Zoning Commission Public Hearing**  
**July 9, 2020**  
**Agenda item 7.m**

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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:**

<b>Planning Commission:</b>	July 9, 2020 June 18, 2020	Development Permit Approval Pending Development Permit Approval (meeting canceled)
<b>Attachments:</b>	Vicinity Map Site Map Proposed Plat	

**II. IDENTIFICATION AND LOCATIONAL INFORMATION:**

<b>Planning District:</b>	District 9 – Unzoned
<b>Location of Property:</b>	The subject property is on the east side of Whitehouse Fork Road Extension approximately 2 miles east of State Highway 225 at the intersection of Whitehouse Fork Ext. Road and Cord Ave. in the Whitehouse Fork area.
<b>Parcel Numbers:</b>	05-29-06-14-0-000-001.003
<b>Report Prepared By:</b>	Mary Booth; Subdivision Coordinator

**III. SUBDIVISION PROPOSAL:**

<b>Proposed number of Lots:</b>	6
<b>Linear Feet of Streets:</b>	NA
<b>Total Acreage:</b>	± 25.71 acres
<b>Smallest Site Size:</b>	± 3.76 acres
<b>Owner/Developer:</b>	Anthem Development, LLC 29891 Woodrow Lane Ste 300 Spanish Fort, AL 36527
<b>Engineer/Surveyor:</b>	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: Whitehouse Fork Water System  
Sewer: On-Site Septic  
Electricity: Baldwin EMC

**Transportation:** The proposed lots will front on Cord Avenue, a paved and county-maintained road.

**V. STAFF COMMENTS:**

Items for consideration:

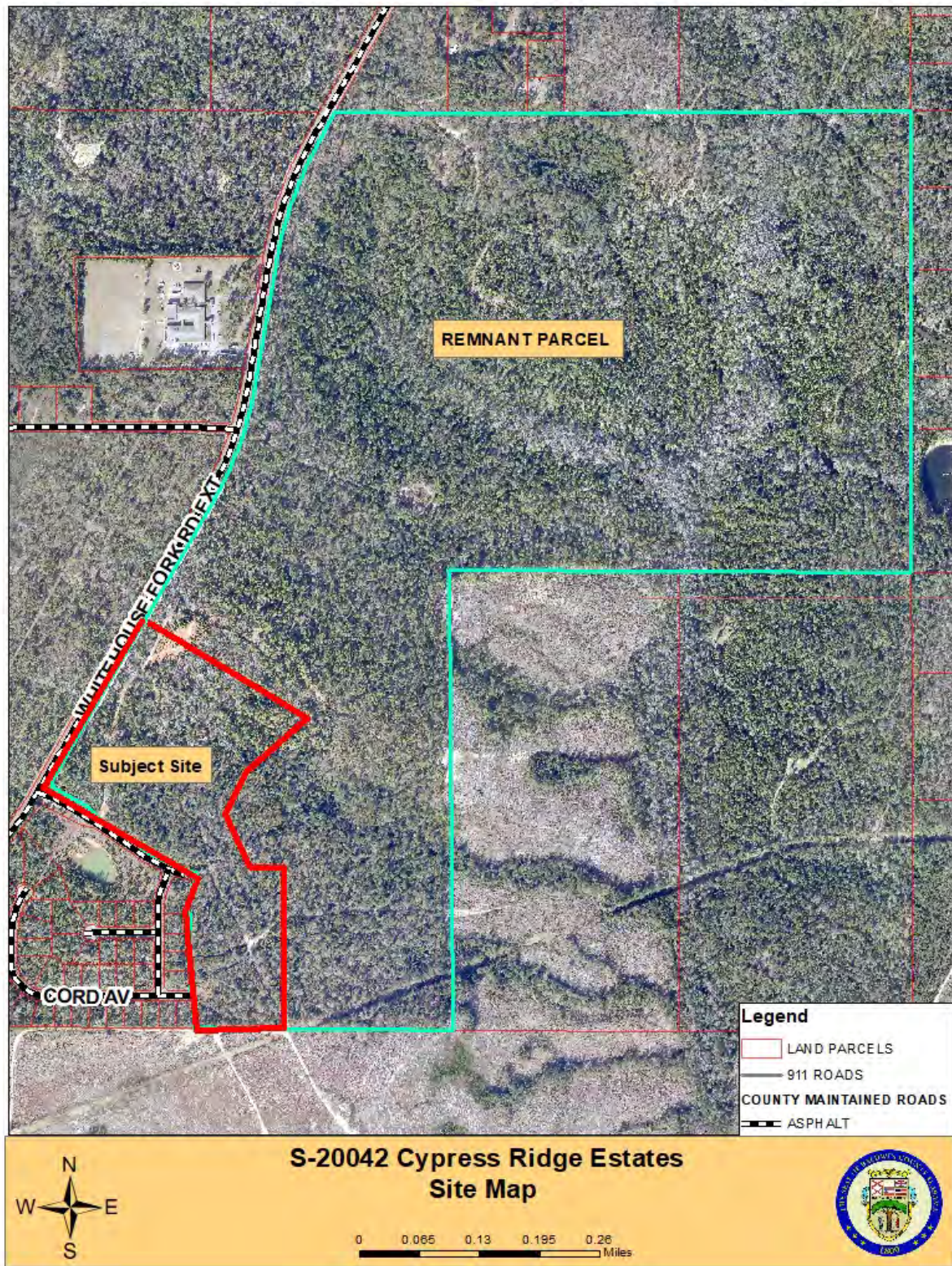
- This proposed subdivision is part of a previously approved preliminary plat, Anthem Acres, that was approved during the June 6, 2019 Planning Commission meeting. The Developer has abandoned the previously approved Anthem Acres development and is moving forward with the currently proposed Cypress Ridge Estates development.
- 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-20042, Cypress Ridge Estates, be **APPROVED**.









Page 80 of 96



**Baldwin County Planning and Zoning Commission**  
**Case No. S-20048 – Sunset Estates, Ph 1**  
**Development Permit Approval**  
**Staff Report for Planning and Zoning Commission Public Hearing**  
**July 9, 2020**  
**Agenda item 7.n**

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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:** July 9, 2020 Development Permit Approval Pending

**Attachments:** Vicinity Map  
Site Map  
Proposed Plat

**II. IDENTIFICATION AND LOCATIONAL INFORMATION:**

**Planning District:** District 22 – Zoned RA

**Location of Property:** The subject property is located approximately 1.25 miles north of Highway 98 on the east side of County Road 93 in the Lillian area.

**Parcel Numbers:** 05-52-05-15-0-000-010.002

**Report Prepared By:** Mary Booth; Subdivision Coordinator

**III. SUBDIVISION PROPOSAL:**

**Proposed number of Lots:** 4

**Linear Feet of Streets:** NA

**Total Acreage:** ± 13.19 acres

**Smallest Site Size:** ± 3.01 acres

**Owner/Developer:** Tony Bartl  
138 Bethel Lane  
Leesville, SC 29070

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

**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:**

<b>Public Utilities Services:</b>	Water:	On-Site Well
	Sewer:	On-Site Septic
	Electricity:	Riviera Utilities

**Transportation:** The proposed lots will front on County Road 34 S., a paved and county-maintained road.

#### **V. STAFF COMMENTS:**

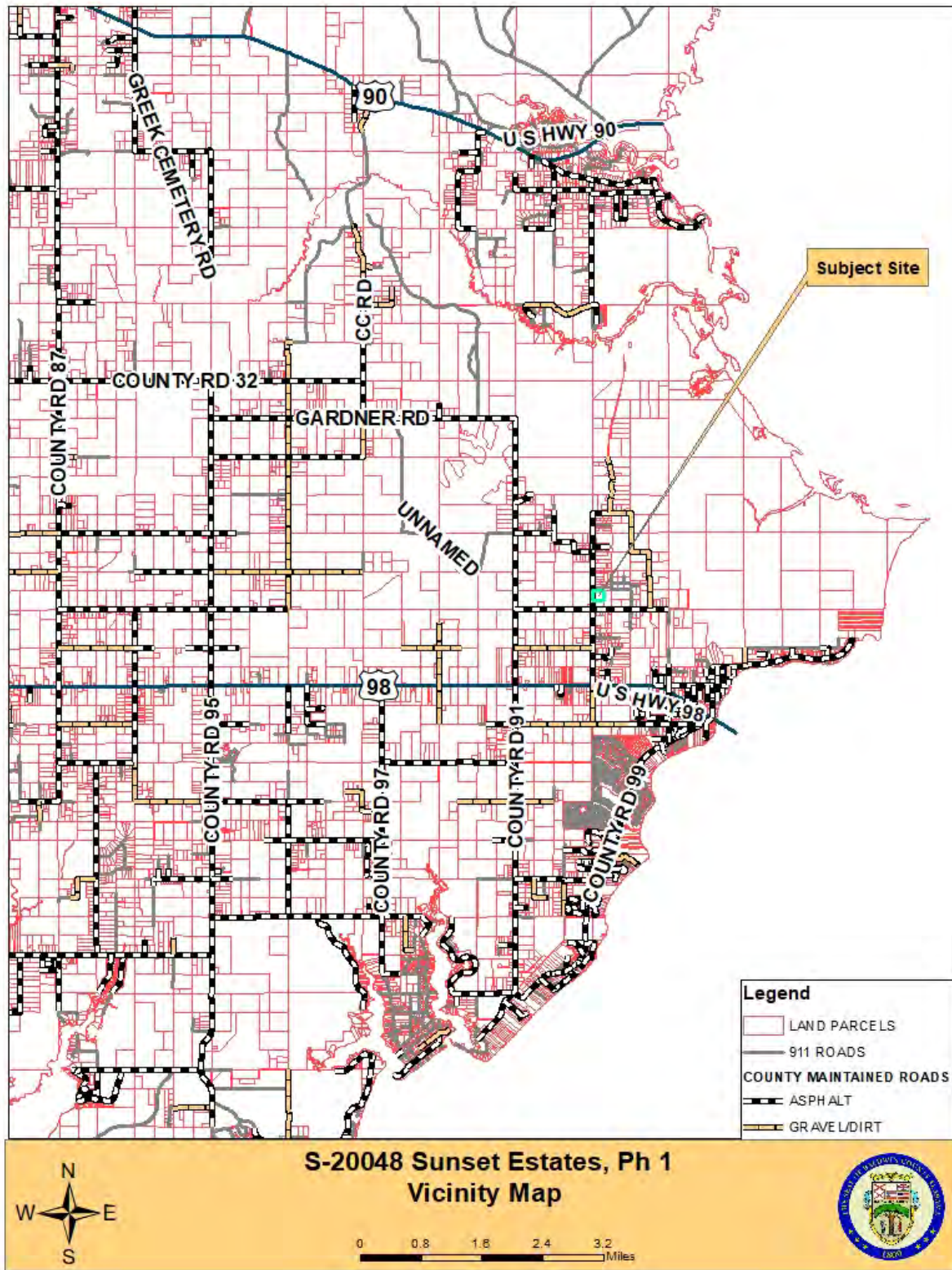
##### **Items for consideration:**

- The minimum lot width for access at County Road 93 for Lots 2 and 4 should be 50' to meet subdivision regulations. This change will also affect the dimensions on Lots 1-4 to meet the minimum 3.0 acres required by zoning regulations. The preliminary plat is being revised to reflect these changes and should be received prior to the Planning & Commission meeting.
- All other 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-20048, Sunset Estates, Ph 1, be **APPROVED** contingent upon revised preliminary plat being submitted.













**Baldwin County Planning and Zoning Commission**  
**Case No. S-20049 – Sunset Estates, Ph II**  
**Development Permit Approval**  
**Staff Report for Planning and Zoning Commission Public Hearing**  
**July 9, 2020**  
**Agenda item 7.o**

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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:** July 9, 2020 Development Permit Approval Pending

**Attachments:** Vicinity Map  
Site Map  
Proposed Plat

**II. IDENTIFICATION AND LOCATIONAL INFORMATION:**

**Planning District:** District 22 – Zoned RA

**Location of Property:** The subject property is located approximately 1.00 miles north of Highway 98 on the east side of County Road 93 at the intersection of Sunset Drive in the Lillian area.

**Parcel Numbers:** 05-52-05-15-0-000-010.003

**Report Prepared By:** Mary Booth; Subdivision Coordinator

**III. SUBDIVISION PROPOSAL:**

**Proposed number of Lots:** 3

**Linear Feet of Streets:** NA

**Total Acreage:** ± 10.0 acres

**Smallest Site Size:** ± 3.00 acres

**Owner/Developer:** Daniel Bartl  
2413 Noccalula Road  
Gadsden, AL 35904

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

**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:      Riviera Utilities

**Transportation:**              The proposed Lots 1 and 2 will front on County Road 93 and Lot 3 will front on Sunset Drive, both paved and county-maintained roads.

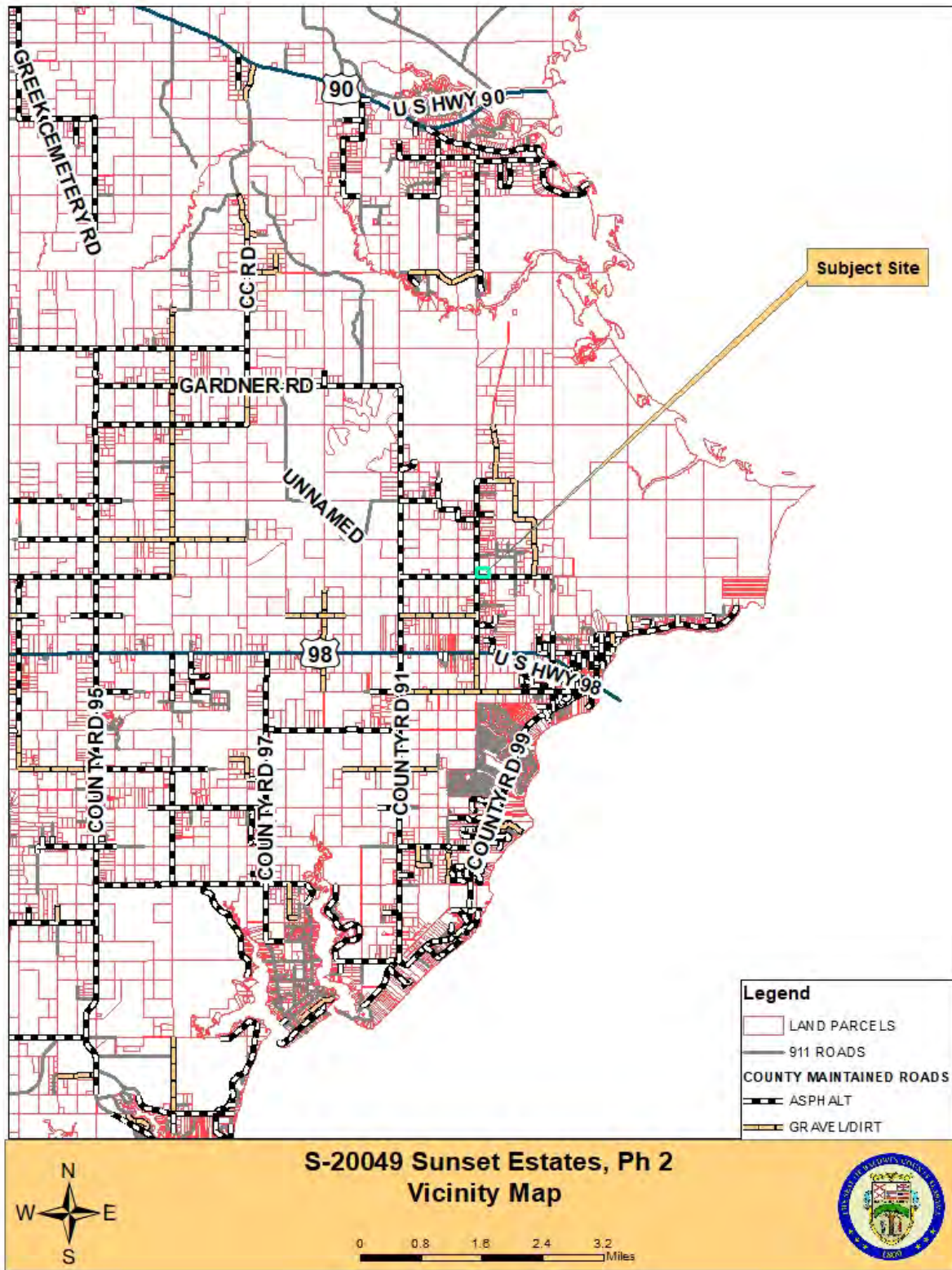
#### **V. STAFF COMMENTS:**

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-20049, Sunset Estates, Ph II, be **APPROVED**.













**Baldwin County Planning and Zoning Commission**  
**Case No. S-20050 – The Farm RV Resort**  
**Final Site Plan Approval**  
**Staff Report for Planning and Zoning Commission Public Hearing**  
**July 9, 2020**  
**Agenda item 7.p**

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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:** July 9, 2020 Final Site Plan Approval Pending

**Attachments:** Vicinity Map  
Site Map  
Proposed Plat

**II. IDENTIFICATION AND LOCATIONAL INFORMATION:**

**Planning District:** District 27 – Unzoned

**Location of Property:** The subject property is located approximately 2.10 miles east of State Highway 59 on the south side of County Road 6 in the Gulf Shores area.

**Parcel Numbers:** 05-61-09-38-0-000-094.000  
05-61-09-38-0-000-095.000

**Report Prepared By:** Mary Booth; Subdivision Coordinator

**III. SUBDIVISION PROPOSAL:**

**Proposed number of Sites:** 365

**Linear Feet of Streets:** 12,913LF (Private)

**Total Acreage:** ± 77.75 acres

**Smallest Site Size:** ± 2,267 square feet

**Owner:** L&B at Bon Secour, LLC  
PO Box 2254  
Gulf Shores, AL 36542

**Developer:** RVC USA, LP  
429 N. Main Street, Suite 100  
Memphis, TN 38103

**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 RV resort from the Baldwin County Planning and Zoning Commission.

**IV. PUBLIC UTILITIES AND SITE CONSIDERATIONS:**

**Public Utilities Services:** Water: Gulf Shores Utilities  
Sewer: Gulf Shores Utilities  
Electricity: Baldwin EMC

**Transportation:** The proposed sites will front on an internal privately maintained, paved road.

**V. STAFF COMMENTS:**

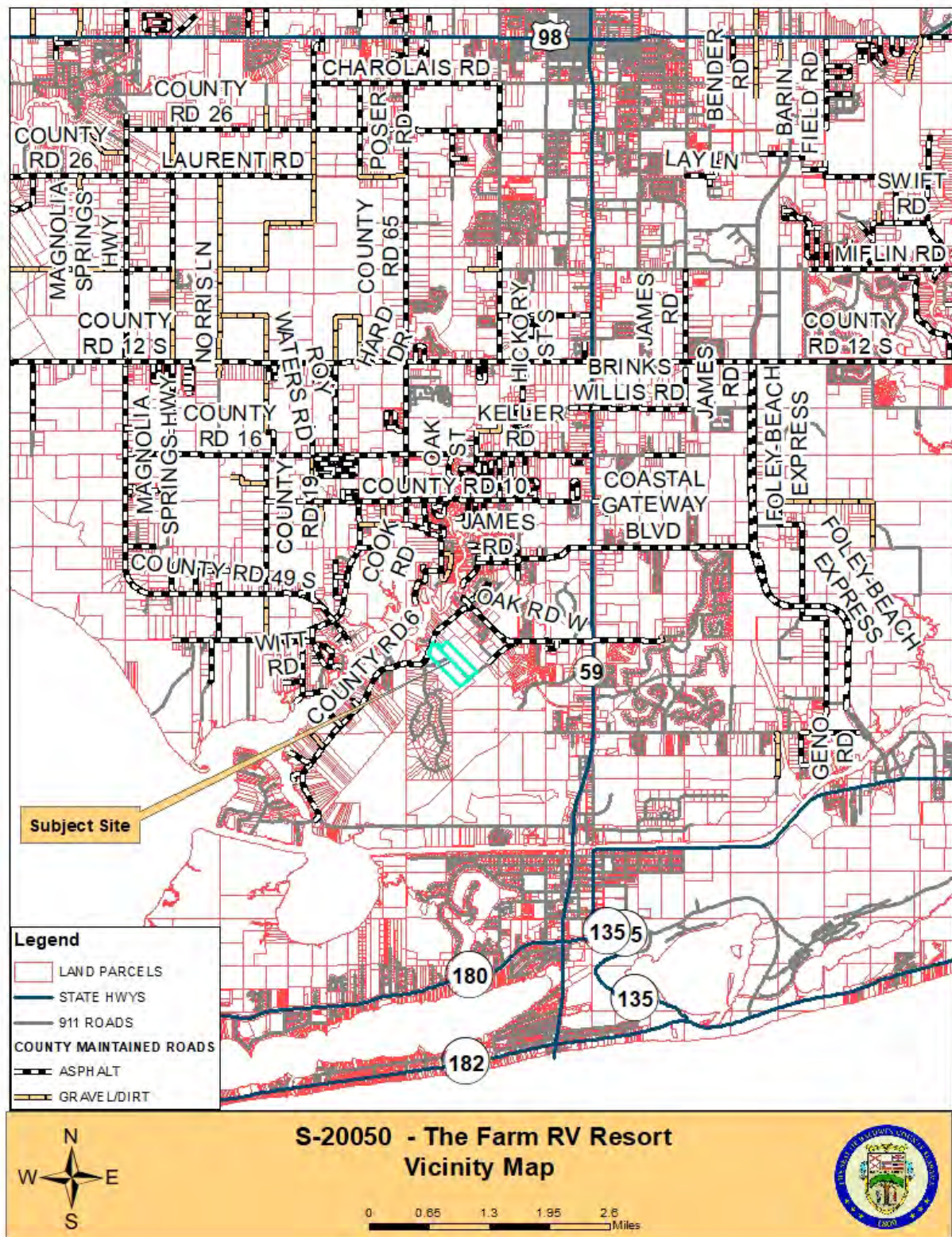
Items for consideration:

- The portion of Melvin Plash Road shown on the final site plan has been vacated and will not be located within the proposed development,
- All items of the Final Site Plan application meet the requirements of the subdivision regulations.

**VI. RECOMMENDATIONS:**

Staff recommends that the Final Site Plan approval for Case No. S-20050, The Farm RV Resort be **APPROVED.**











# The Farm RV Resort

July 2020



VICINITY MAP  
1 INCH = 1 MILE

VICINITY MAP  
N.T.S.

SECTION 35, TOWNSHIP 8 SOUTH, RANGE 4 EAST  
BALDWIN COUNTY, ALABAMA

WE, S.E. CIVIL, LLC, A FIRM OF LICENSED SURVEYORS AND ENGINEERS, DO HEREBY STATE 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.

COMMENCE AT THE RECORD LOCATION OF THE NORTHEAST CORNER OF THE E. LANEY GRANT, SECTION 38, TOWNSHIP 8 SOUTH, RANGE 4 EAST, AND RUN THENCE SOUTH 45 DEGREES 54 MINUTES 40 SECONDS WEST, A DISTANCE OF 2416.34 FEET TO A CAPPED REBAR (VOLKERT); THENCE RUN NORTH 44 DEGREES 45 MINUTES 27 SECONDS WEST, A DISTANCE OF 29.06 FEET TO A CAPPED REBAR (VOLKERT) ON THE NORTH RIGHT-OF-WAY OF OLD PLASH ISLAND ROAD FOR THE POINT OF BEGINNING; THENCE RUN SOUTH 40 DEGREES 54 MINUTES 40 SECONDS WEST, A DISTANCE OF 606.55 FEET TO A CAPPED REBAR (S.E. CIVIL); THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY, RUN SOUTH 40 DEGREES 54 MINUTES 40 SECONDS WEST, A DISTANCE OF 680.16 FEET TO A REBAR NO. 20R; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, RUN NORTH 45 DEGREES 00 MINUTES 30 SECONDS WEST, A DISTANCE OF 2844.37 FEET TO A CAPPED REBAR (JULIGIBLE) ON THE EAST RIGHT-OF-WAY OF BALDWIN COUNTY HIGHWAY NUMBER 9; THENCE RUN NORTH 20 DEGREES 48 MINUTES 04 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 772.80 FEET TO A CAPPED REBAR (VOLKERT); THENCE DEPARTING SAID EAST RIGHT-OF-WAY, RUN SOUTH 44 DEGREES 45 MINUTES 27 SECONDS EAST, A DISTANCE OF 217.20 FEET TO A CAPPED REBAR (VOLKERT); THENCE RUN NORTH 45 DEGREES 14 MINUTES 03 SECONDS EAST, A DISTANCE OF 134.31 FEET TO A CAPPED REBAR (VOLKERT); THENCE RUN SOUTH 44 DEGREES 45 MINUTES 49 SECONDS EAST, A DISTANCE OF 207.57 FEET TO A CAPPED REBAR (VOLKERT); THENCE RUN NORTH 45 DEGREES 10 MINUTES 21 SECONDS EAST, A DISTANCE OF 410.00 FEET TO A CAPPED REBAR (VOLKERT); THENCE RUN SOUTH 44 DEGREES 48 MINUTES 27 SECONDS EAST, A DISTANCE OF 7434.63 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 77.75 ACRES, MORE OR LESS.

(DESCRIPTION BASED ON PROBATE RECORDS, PREVIOUS SURVEYS BY OTHERS, AND AN ACTUAL FIELD SURVEY)

S.E. CIVIL, LLC, C.A. NO. 1187  
DAVID E. DIEHL, PLS. AL P.L.S. NO. 28014 DATE

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL

## CERTIFICATION OF OWNERSHIP AND DEDICATION

STATE OF ALABAMA  
COUNTY OF BALDWIN  
I, \_\_\_\_\_ OF RVC USA, LP  
OF 420 N. MAIN STREET, SUITE 100, MEMPHIS, TENNESSEE 38103, HAVE CAUSED THE LAND  
EMBRACED WITHIN THE PLAT TO BE SURVEYED, Laid Out and PLATTED TO BE KNOWN AS THE  
FARM RV RESORT, A PART OF SECTION 35, TOWNSHIP 8S, RANGE 4E BALDWIN COUNTY,  
ALABAMA. THE INTERNAL RIGHT-OF-WAY, ROADS, EASEMENTS AND DRAINAGE FACILITIES  
ARE PRIVATE AND WILL BE MAINTAINED BY THE DEVELOPER/OWNER.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
RVC USA, LP

BY \_\_\_\_\_  
NAME \_\_\_\_\_ TITLE \_\_\_\_\_

## CERTIFICATION OF NOTARY PUBLIC

STATE OF ALABAMA  
COUNTY OF BALDWIN  
I, \_\_\_\_\_ NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE,  
HEREBY CERTIFY THAT \_\_\_\_\_, WHOSE NAME AS \_\_\_\_\_ OF  
RVC USA, LP, IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME,  
ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE  
INSTRUMENT, AND AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME  
VOLUNTARILY FOR WHO AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

## 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 SAME IN THE PROBATE OFFICE OF  
BALDWIN COUNTY, ALABAMA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

COUNTY ENGINEER \_\_\_\_\_

## CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING DIRECTOR

THE UNDERSIGNED, AS DIRECTOR OF THE BALDWIN COUNTY PLANNING AND ZONING  
DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE  
PROBATE OFFICE OF BALDWIN, ALABAMA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

PLANNING DIRECTOR \_\_\_\_\_

## 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 SAME IN THE PROBATE OFFICE OF BALDWIN, ALABAMA  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

AUTHORIZED SIGNATURE \_\_\_\_\_

## CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING AND 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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY \_\_\_\_\_  
ITS \_\_\_\_\_

REVISION	DATE



## PLANNED DEVELOPMENT SITE PLAN

The Farm  
RV Resort  
Gulf Shores, Baldwin County, Alabama



JOB No. 20030648	DATE 6/30/20
DRAWN T.L.S.	SCALE N.T.S.

SHEET  
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