



## Baldwin County Planning & Zoning Commission Agenda

Thursday, September 3, 2020

4:00 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:**  
  
August 6, 2020 meeting minutes
6. **Announcements/Registration to address the Commission.**
7. **Consideration of Applications and Requests: Re-Zoning Cases**

### **a.) Case P-20009, Frohlich Property**

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

Purpose: The applicant is requesting Conditional Use Approval

to allow a Volunteer Fire Department Station to be built on property zoned RSF-1.

Location: The subject property is located on the south side of Highway 180, east of Our Road, in Planning District 25.

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

**a.) Case S-20036, Robert White Road No. 1 Subdivision, Development Permit Approval**

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

Purpose: The applicant is requesting Development Permit Approval for a 3-lot subdivision on 18.94+/- acres.

Location: The subject property is located on the north and south side of Robert White road approximately 0.8 miles from Dyas Road in the Perdido area.

**b.) Case S-20051, Sandy Toes 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 40-unit RV Park on 3.96 acres.

Location: The subject property is located on the north side of County Road 32 approximately 0.50 miles west of the Baldwin Beach Express in the Summerdale area.

**c.) Case S-20055, Ravan Ranch, Development Permit Approval**

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

Purpose: The applicant is requesting Development Permit Approval for a 2-lot subdivision on 37+/- acres.

Location: The subject property is located on the south side of Highway 98 and east side of County Road 91 in the Lillian area.

**d.) Case S-20057, The Flats at McCarty Ridge, 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 4-unit multi-family residence on a 30,000 sq. ft. parcel.

Location: The subject property is located on the south side of Jenkins Pit Road approximately 0.50 miles off US Hwy 31 in the Spanish Fort area.

**e.) Case S-20062, Sunset Estates Ph 3, Development Permit Approval**

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

Purpose: The applicant is requesting Development Permit Approval for a 3-lot subdivision on 9.5+/- acres.

Location: The subject property is located on the north side of Sunset Drive approximately 0.25 miles east of County Road 93 in the Lillian area.

**f.) Case S-20063, Sunset Estates Ph 4, Development Permit Approval**

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

Purpose: The applicant is requesting Development Permit Approval for a 3-lot subdivision on 9.5+/- acres.

Location: The subject property is located on the north side of Sunset Drive approximately 0.42 miles east of County Road 93 in the Lillian area.

**9. Old Business:**

**10. New Business:**

**11. Public Comments**

**12. Reports and Announcements:**

Staff Reports

Legal Counsel Report

Next Regular Meeting: October 1, 2020

**13. Adjournment.**





# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Agenda Item  
Case No. P-20009  
Frohlich Property  
Conditional Use Approval  
September 3, 2020  
Agenda Item 7.a

### Subject Property Information

**Planning District:** 25  
**General Location:** South side of State Highway 180 between Our Road and Cortez Street  
**Physical Address:** State Highway 180  
**Parcel Numbers:** 05-69-07-25-0-000-015.000  
**Existing Zoning:** RSF-1, Residential Single-Family District  
**Existing Land Use:** Vacant  
**Proposed Land Use:** New Fire Station  
**Acreage:** 0.8110 ± acres  
**Applicant:** Ernie Church  
5601 State Highway 180 #4  
Gulf Shores, AL 36542  
**Owner:** Mark Frohlich  
4715 Millhouse Road  
Gulf Shores, AL 36542  
**Lead Staff:** Linda Lee, Planner  
**Attachments:** *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Vacant	RTF-4, Two-Family District
South	Residential	RSF-1, Single-Family District
East	Vacant	RSF-1, Single-Family District
West	Residential	RSF-1, Single-Family District

### Summary and Recommendation

This is a request for Conditional Use approval to allow for a new Fire Station for the **Fort Morgan** Volunteer Fire Department on property zoned RSF-1, Residential Single Family District. In Residential Districts a Fire Station may be allowed through the Conditional Use process, subject to the approval of the Planning Commission.

Staff recommends that Case P-14002, Morris Property be **APPROVED\*** subject to the conditions outlined at the end of this staff report.

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

## Section 4.2 RSF-1, Single Family District

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

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

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

4.2.3 *Conditional uses.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed as conditional uses:

- (a) Outdoor recreation uses.
- (b) The following institutional uses: day care home; fire station; school (public or private).
- (c) The following general commercial uses: country club.

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

The following local commercial use: bed and breakfast or tourist home (see *Section 13.10: Bed and Breakfast Establishments*).

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

Maximum Height of Structure in Feet	35-Feet
Maximum Height in Habitable Stories	2 1/2
Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	30,000 Square Feet
Minimum Lot Width at Building Line	100-Feet
Minimum Lot Width at Street Line	50-Feet
Maximum Ground Coverage Ratio	.35

## Agency Comments

From: Alfreda Jeffords <[Weesie.Jeffords@baldwincountyal.gov](mailto:Weesie.Jeffords@baldwincountyal.gov)>  
Sent: Friday, August 21, 2020 4:46 PM  
To: D Hart <[DHart@baldwincountyal.gov](mailto:DHart@baldwincountyal.gov)>  
Subject: Re: P-20009 Fruhlich Property

The access will need to be permitted through ALDOT.

Thank you,

Weesie Jeffords  
251.348.0028

**County Highway Maintenance Engineer – Frank Lundy P.E.:**

*No comments received.*

**ALDOT:**

**From:** Smith, Michael <[smithmi@dot.state.al.us](mailto:smithmi@dot.state.al.us)>  
**Sent:** Friday, August 14, 2020 10:26 AM  
**To:** D Hart <[DHart@baldwincountyal.gov](mailto:DHart@baldwincountyal.gov)>  
**Subject:** RE: P-20009

Good morning,

Thanks for sending this. At this site not only will they be required to get an ALDOT permit for access, but they must also buy an access easement from ADCNR. Just throwing that out there as ALDOT cannot approve their permit for access until they receive their easement from ADCNR. Otherwise, I see no issue with it.

**Fort Morgan Advisory Committee:**

Planning and Zoning Advisory Committee  
Ft Morgan AL  
Aug 14, 2020

Re Case P – 20009 (conditional use to build a fire station)

Short suspense to respond to county precluded use of normal meeting at fellowship hall at Shell Banks Church.

The chair opted to have members review the conditional use application and respond in an email their vote for or against the application. Members Thelma Strong, Randy Ulrich and Chan West responded affirmatively. Member Bonnie Lowry (who does not do email) responded her approval telephonically. The chair also approved the request.

Results of vote sent to Baldwin County Planning and Zoning.

Ernie Church, chair

### Staff Analysis and Findings

The applicant is requesting Conditional Use approval to allow for a new Fire Station for the Fort Morgan Volunteer Fire Department on property zoned RSF-1, Residential Single Family District. The property adjoins State Highway 180 to the north. The adjoining properties are residential and vacant. In Residential Districts a Fire Station may be allowed through the Conditional Use process, subject to the approval of the Planning Commission.

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

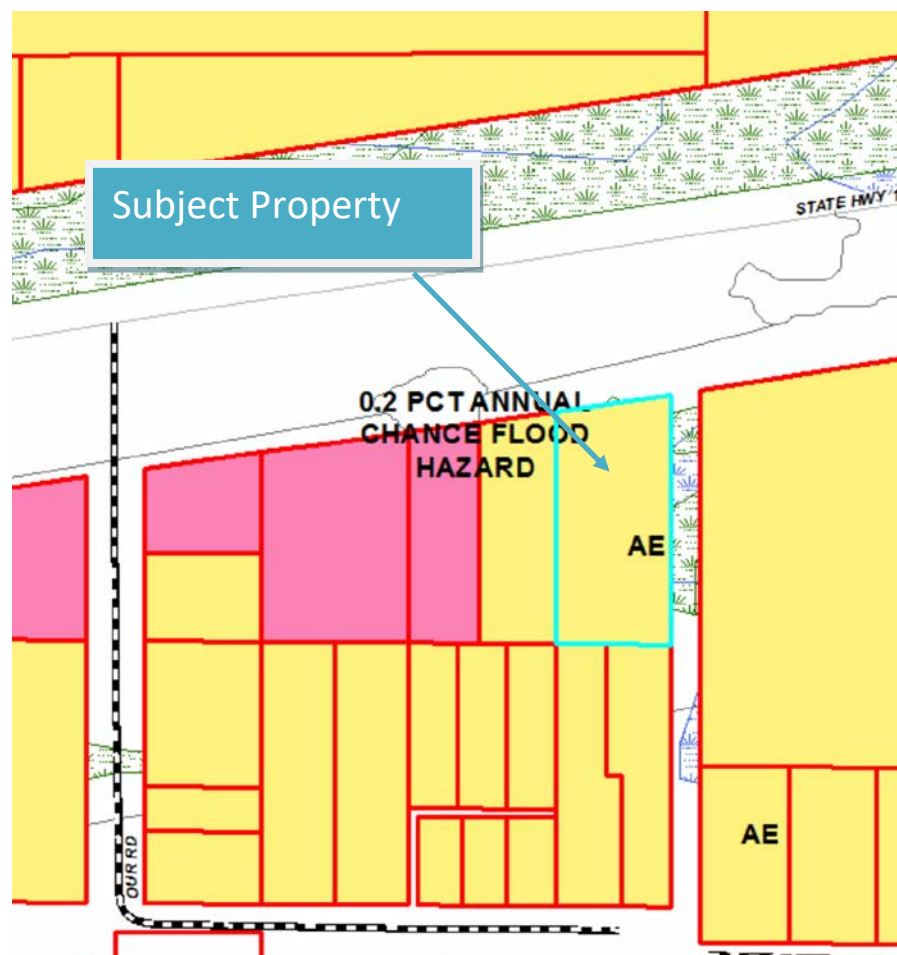
**Section 18.11.1 Authorization.** The Planning Commission may, under the prescribed standards and procedures contained herein, authorize the construction or initiation of any use that is expressly permitted as a Conditional Use in a particular zoning district; however, the county reserves full authority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

permitted use will or has become unsuitable and incompatible in its location as a result of any nuisance or activity generated by the use.

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

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

The Baldwin County Master Plan – 2013 indicates a future land use designation of Residential for the subject property. The residential category is provided for residential dwelling units including single family dwellings, two family (duplex) dwellings, multiple family dwellings, manufactured homes, manufactured housing parks and Planned Residential Developments. Institutional uses, recreational uses and limited neighborhood commercial uses may be included subject to the provisions of the Zoning Ordinance. To the greatest extent possible, residential areas should be accessible to major thoroughfares connecting with work areas, shopping areas and recreational areas. Zoning designations may include RR, RA, CR, RSF-E, RSF-1, RSF-2, RSF-3, RSF-4, RSF-6, RTF-4, RTF-6, RMF-6, RMH and PRD. The Zoning Ordinance allows the proposed use with Conditional Use approval from the Planning Commission. The proposed use is consistent with the Master Plan as Institutional Uses may be allowed subject to provisions of the Zoning Ordinance.



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

According to information received from the applicant the proposed fire station is needed in order to house the new pumper/tanker fire trucks which are 11 feet high. Staff does not anticipate significant traffic issues since the proposed new fire station is two parcels east of the existing fire station.



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

There is currently a fire station in this area; therefore, staff feels that the proposed new fire station should not have an effect on the value of the neighboring property.



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

The area surrounding the subject property contains residential, commercial and institutional uses. As a result, staff feels that the proposed Fire Station is compatible with development in the surrounding area.

Section 18.11.5 *Conditions and restrictions on approval.* In approving a Conditional Use, the Planning Commission may impose conditions and restrictions upon the property benefited by the Conditional Use approval as may be necessary to comply with the standards set out above, to reduce or minimize any potentially injurious effect of such conditional use upon the property in the neighborhood, and to carry out the general



purpose and intent of the ordinances. In approving any Conditional Use, the Planning Commission may specify the period of time for which such approval is valid for the commencement of the proposed Conditional Use. The Planning Commission may, upon written request, grant extensions to such time allotments not exceeding 6 months each without written notice or hearing. Failure to comply with any such condition or restriction imposed by the Planning Commission shall constitute a violation of these ordinances. Those Conditional Uses which the Planning Commission approves subject to conditions shall have specified by the Planning Commission the time allotted to satisfy such conditions.

### Staff Comments and Recommendation

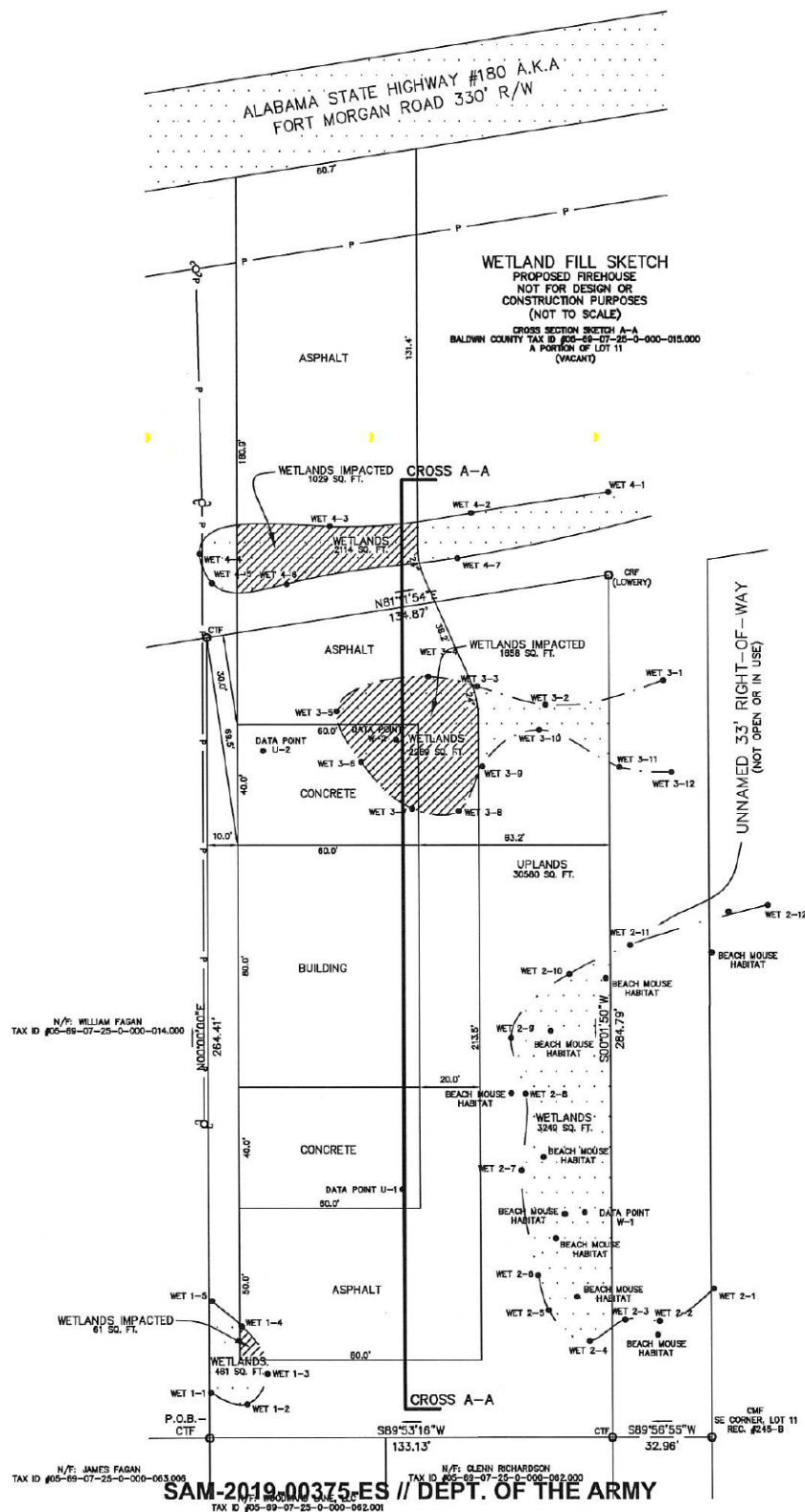
As stated previously, the applicant is requesting Conditional Use approval to allow for a new Fire Station for the Fort Morgan Volunteer Fire Department on property zoned RSF-1, Residential Single Family District.

Staff feels that this is a reasonable request and has no problem recommending **APPROVAL\*** subject to the following conditions:

- Approval shall be for this location only.
- A Baldwin County Land Use Certificate and building permit shall be obtained no later than six (6) months from the date of Conditional Use approval. The Planning Commission may grant additional time if deemed necessary.
- If signage is proposed, a Sign Permit application, demonstrating compliance with Article 16 of the zoning ordinance, shall be submitted to and approved by the Planning and Zoning Department.
- Storm water facilities are to be installed and inspected prior to the start of construction
- Any major changes and/or additions shall result in further review and approval by the Planning Commission.

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

3.006 SAM-2019-00375-ES // DEPT. OF THE ARMY  
N/T: HOODING LINE, LLC  
TAX ID #05-89-07-25-0-000-082.001



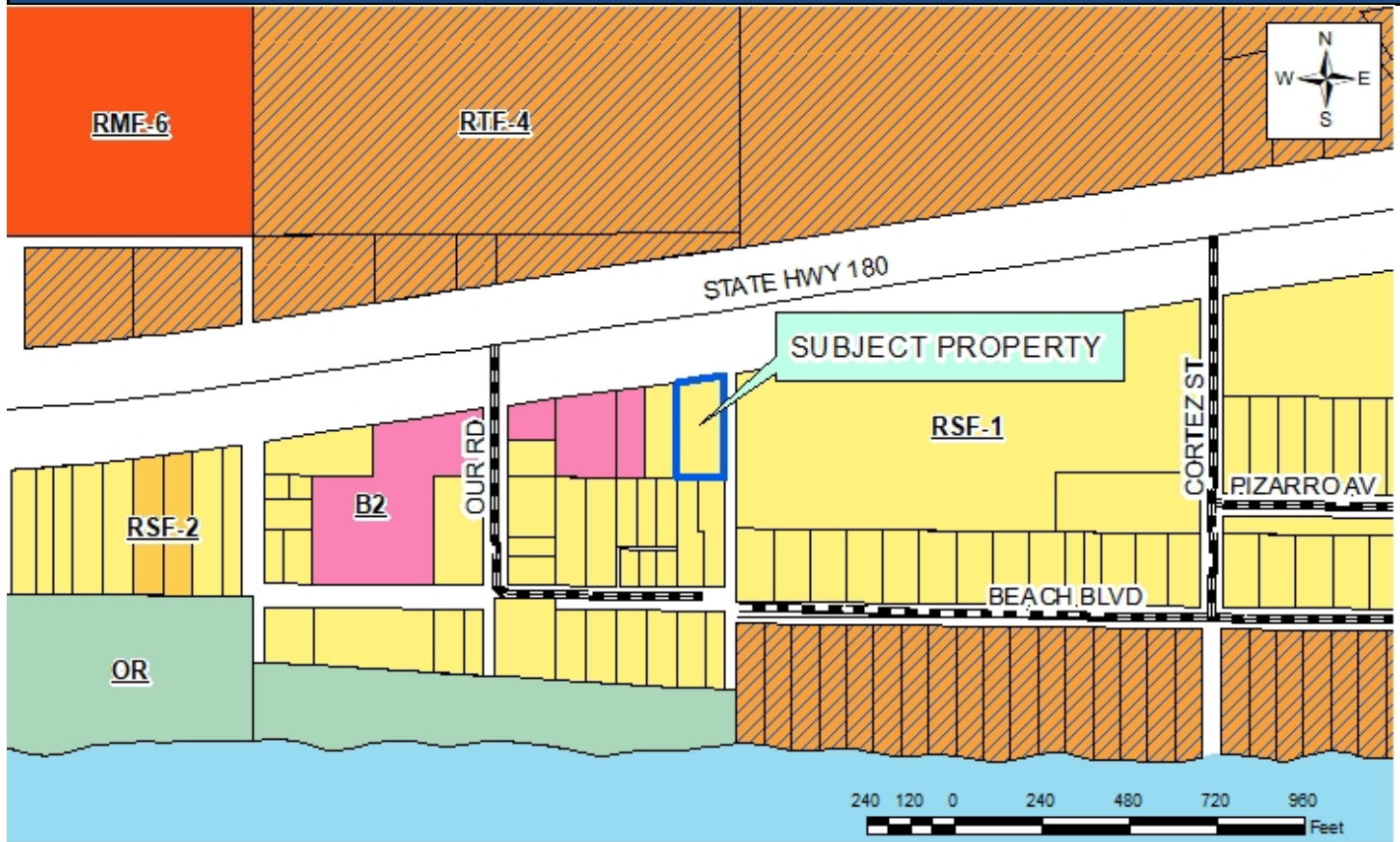








## Locator Map



## Site Map





## US Army Corps of Engineers Approval



REPLY TO  
ATTENTION OF:

DEPARTMENT OF THE ARMY  
CORPS OF ENGINEERS, MOBILE DISTRICT  
P.O. BOX 2288  
MOBILE, AL 36628-0001

July 17, 2020

South Alabama Branch  
Regulatory Division

SUBJECT: Department of the Army Nationwide Permit, File Number SAM-2020-00375-ES, Fort Morgan Volunteer Fire Department, Gulf of Mexico

Fort Morgan Volunteer Fire Department  
Attention: Mr. Jerry Ralston, Chief  
Email Address: [Jralston2807@hotmail.com](mailto:Jralston2807@hotmail.com)  
12105 St. Hwy. 180 West  
Gulf Shores, Alabama 36542

Mr. Ralston:

This letter is in response to your request for verification of Department of the Army Nationwide Permit (NWP) authorization to place fill material within wetlands for construction of a volunteer fire department facility. The project has been assigned file number SAM-2019-00375-ES, which should be referred to in any future correspondence with this office concerning this project. The project is located at Lot 11, Government Subd., Hwy. 180; within Section 25, Township 9 South, Range 1 East; at Latitude 30.233686° North and Longitude 87.932162° West; in Gulf Shores, Baldwin County, Alabama.

Department of the Army permit authorization is necessary because your project involves work and the placement of fill in waters of the United States, including wetlands, under our regulatory jurisdiction. The project activities include the following:

-- Clearing and grubbing within the entire 1.3-acre project footprint, and filling where necessary. Approximately 300 cubic yards of clean sand fill material will be placed within a total of 2,748 square feet (0.063 acre) of emergent and scrub-shrub wetlands, for construction of a 4,800-square-foot volunteer fire department with associated parking and utility infrastructure. Fill slopes will be stabilized to prevent material runoff to adjacent wetlands.

Based upon the information and plans you provided, we hereby verify the work described above, which would be performed in accordance with the attached drawings, is authorized by NWP 18, *Minor Discharges*, in accordance with 33 CFR Part 330 of our regulations. This NWP and associated Regional and General Conditions are attached for your review and compliance.

## US Fish & Wildlife Service Statement

**From:** [Lynn, William](#)  
**To:** [Linda Lee](#)  
**Subject:** Re: [EXTERNAL] P-20009 Frohlich Property  
**Date:** Monday, August 24, 2020 10:50:19 AM

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This message has originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Linda,

Our biological opinion is our "permit" to the Army Corps of Engineers for them to issue their permit. So, we have done that and if the Corps has issued their permit, they should be good to go.

Thanks,

Bill

\*\*\*\*\*

Bill Lynn  
Certified Wildlife Biologist  
Alabama ES Field Office  
1208B Main Street  
Daphne, AL 36526  
251-441-5868 Office  
251-441-6222 Fax  
<http://www.fws.gov/daphne/>  
\*\*\*\*\*

Staff has received a copy of the US Fish & Wildlife Service Biological Opinion.

## Applicant's Statement

**From:** [ernie church](#)  
**To:** [Linda Lee](#)  
**Subject:** Re: FW: ROW New Ft Morgan Fire Station 2  
**Date:** Tuesday, August 25, 2020 3:10:24 PM

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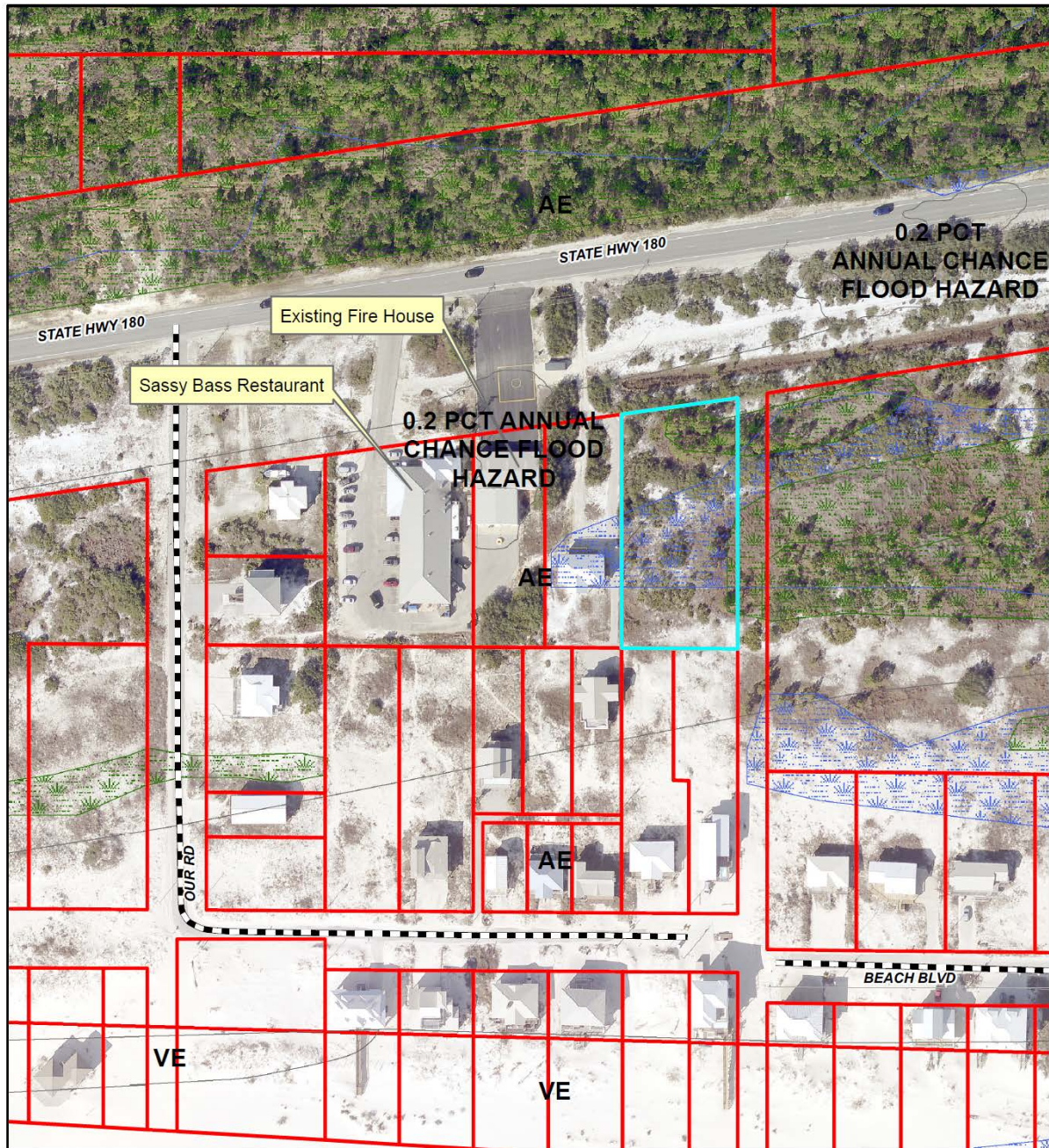
This message has originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

The new fire station will include a heated and cooled training room that will also double as a community meeting room. The lot itself immediately joins an existing right of way directly to the beach which will allow immediate and direct access for our emergency beach vehicles. We will no longer have to travel down Highway 180 to Our Road to access the beach.

Ernie



# Aerial Map



The information contained in this representation of digital data distributed by the Baldwin County Commission's Planning and Zoning Department is derived from a variety of public and private sources and is considered to be dependable. However, the accuracy, completeness, and currency thereof are not guaranteed. The Baldwin County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability of information or data contained in or generated from the County Geographic Database for any particular purpose. Additionally, the Baldwin County Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form. For more information concerning this map call 251.580.1655.



0 37.575 150 225 300 Feet



**Baldwin County Planning and Zoning Commission**  
**Case No. S-20036 – Robert White Road No. 1 Subdivision**  
**Development Permit Approval**  
**Staff Report for Planning and Zoning Commission Public Hearing**  
**September 3, 2020**  
**Agenda Item 8.a**

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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:** September 3, 2020 Development Permit Approval Pending

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

**II. IDENTIFICATION AND LOCATIONAL INFORMATION:**

**Planning District:** District 6 – Unzoned

**Location of Property:** The subject property is located on the north and south side of Robert White Road approximately 0.8 miles from Dyas Road in the Perdido area.

**Parcel Numbers:** 05-17-03-08-0-000-001.000

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

**III. SUBDIVISION PROPOSAL:**

**Proposed number of Lots:** 3

**Linear Feet of Streets:** NA

**Total Acreage:** ± 18.94 acres

**Smallest Site Size:** ± 5.35 acres

<b>Owner/Developer:</b>	Dixie Landing Company LLC	Pyalin, LLC
	55 Midtown Park East	2151 Venetia Road
	Mobile, AL 36606	Mobile, AL 36605

**Surveyor:** Linder Surveying Consultants, LLC  
4330 County Road 3  
Millry, AL 36558

**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:	North Baldwin Utilities
	Sewer:	On-Site Septic
	Electricity:	Alabama Power Company

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

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

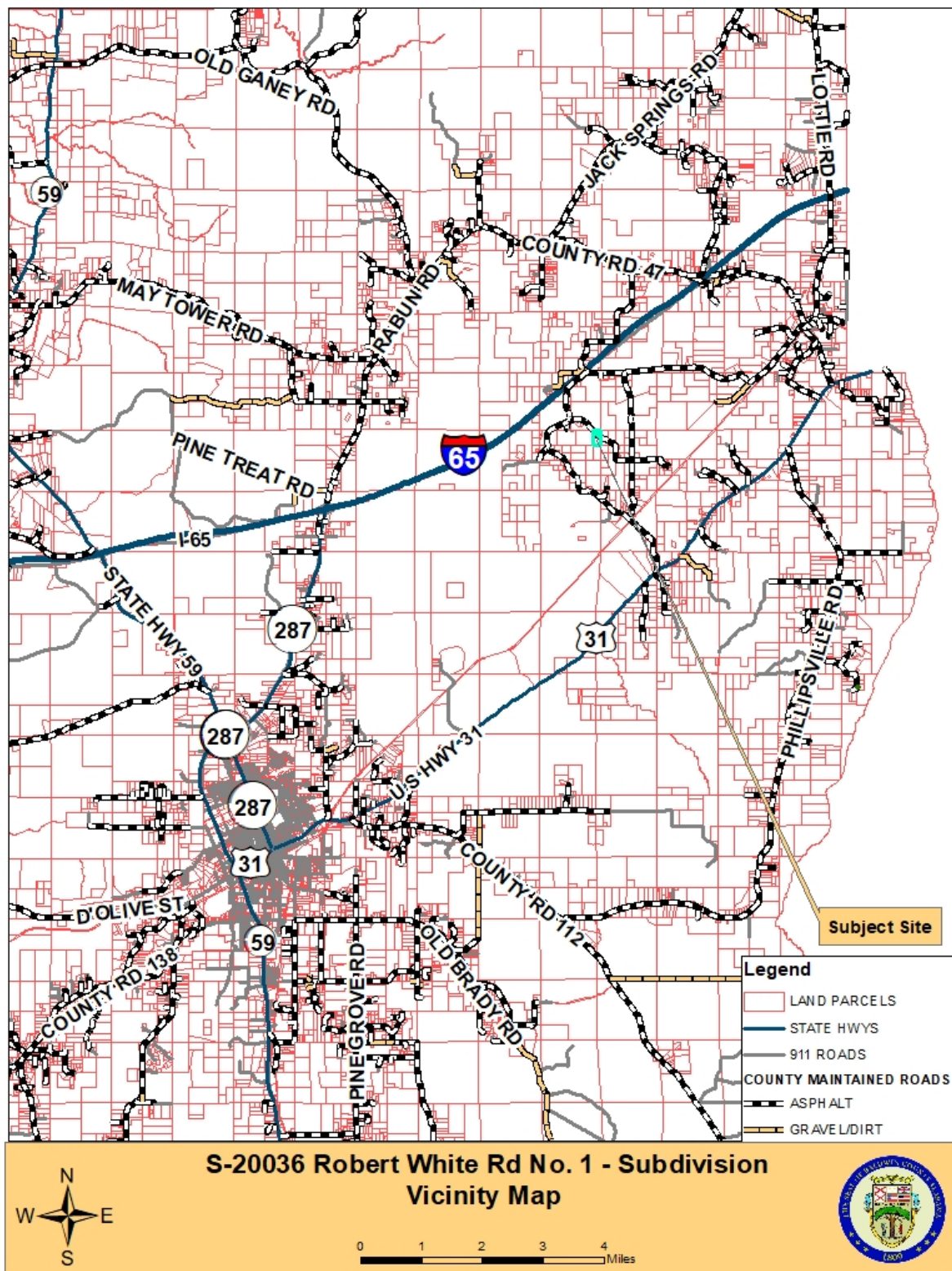
##### Items for consideration:

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

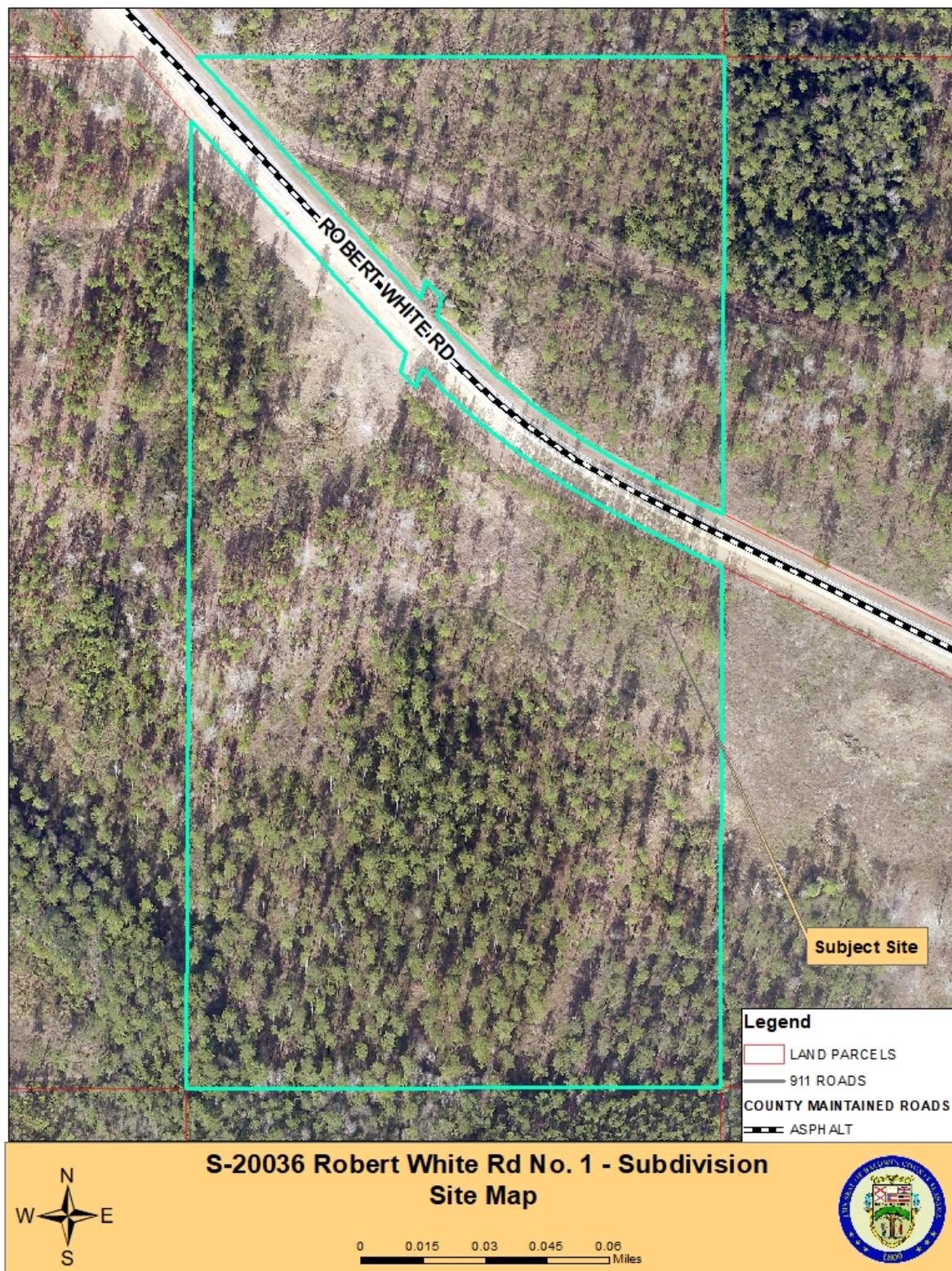
#### **VI. RECOMMENDATIONS:**

Staff recommends that the Development Permit application for Case No. S-20036, Robert White Road No. 1, Subdivision, be **APPROVED**.











**ROBERT WHITE ROAD #1 SUBDIVISION**  
Section 8, Township 1 South, Range 4 East, Baldwin County, Alabama

Dixie Landing Company, LLC & Phayln, LLC  
2351 Venetia Road, Mobile, AL 36605  
05-17-03-05-0-000-017.000

Siegel, Mark Etal  
114 Dunford Hill Ct.  
Daphne, AL 36532  
05-17-02-04-0-000-001.000

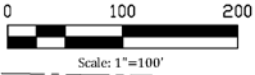
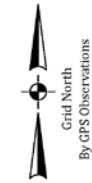
Williams, Lenzy, Etal  
51855 Robert White Road  
Bay Minette, AL 36507  
05-17-02-09-0-000-005.000

Williams, Lenzy, Etal  
51855 Robert White Road  
Bay Minette, AL 36507  
05-17-02-09-0-000-005.000

Williams, Lenzy, Etal  
51855 Robert White Road  
Bay Minette, AL 36507  
05-17-02-09-0-000-006.000

Sanks, Claude L & Betty  
PO Box 1661  
Richmond Hill, GA 31324  
05-17-03-08-0-000-011.000

Rayonier Gulf Timberlands, LLC  
PO Box 161319  
Mobile, AL 36616  
05-17-03-08-0-000-010.000



**UTILITY PROVIDERS:**  
Water: North Baldwin Utilities  
Electric: Alabama Power Company  
Sewer: None - onsite

**Site Data:**  
1. Acreage in total tract: 18.94 acres  
2. Smallest lot size: 5.35 acres  
3. Total number of lots: 3  
4. Linear feet in streets: 0  
5. Zoning Classification: Unzoned, District 6

**Building setbacks:**  
Front: 30'  
Back: 30'  
Side: 10'

**Owner & Developer:**

Dixie Landing Company, LLC  
55 Midtown Park East, Mobile, AL 36606

Phayln, LLC  
2151 Venetia Road  
Mobile, AL 36605

**Note:**  
Each lot will have a 15' Utility and drainage easement on the rear and/or side lot lines.

The wetlands shown hereon were taken from Baldwin County GIS data. Any future development will need to identify if there are wetlands, and/or if they are jurisdictional.

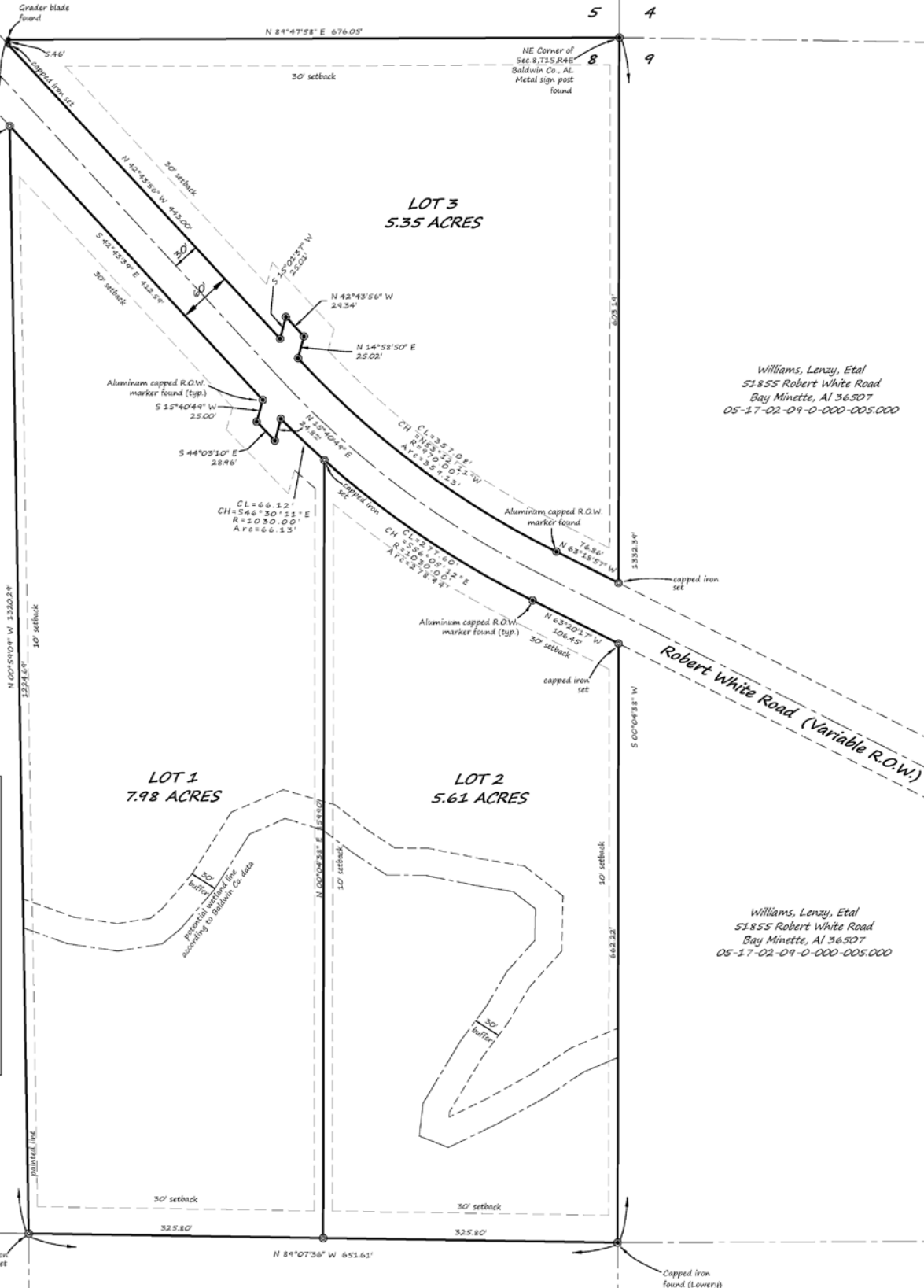
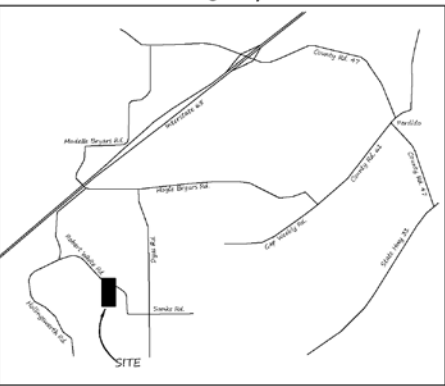
**CERTIFICATION OF FLOOD HAZARD ZONE:**

This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map#001003C0325-M effective date 6/17/02, revised 4/19/19, which shows this property to be located in Zone "X".

Jason M. Linder  
Alabama Reg. No.34762

Stacey, Romona White  
52100 Robert White Road  
Bay Minette, AL 36507  
05-17-03-08-0-000-003.002

**Vicinity Map**



**CERTIFICATION OF BALDWIN COUNTY E-911 ADDRESSING**

I, the undersigned, as authorized by the Baldwin County E-911 Addressing Board, hereby approves the within plat for recording in the Probate Records of Baldwin County, Alabama  
This the \_\_\_\_\_ Day of \_\_\_\_\_, 2020

Baldwin County E-911 Addressing

**CERTIFICATION OF APPROVAL BY THE COUNTY ENGINEER**

I, the undersigned, as County Engineer of Baldwin County, AL, hereby approves the within plat for recording in the Probate Records of Baldwin County, Alabama  
This the \_\_\_\_\_ Day of \_\_\_\_\_, 2020

Baldwin County Engineer

**CERTIFICATION OF APPROVAL BY BALDWIN COUNTY PLANNING AND ZONING COMMISSION**

I, the undersigned, as \_\_\_\_\_ of Baldwin County Planning and Zoning Commission, hereby certifies that at its meeting of \_\_\_\_\_ the \_\_\_\_\_ Day of \_\_\_\_\_, 2020 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 BALDWIN COUNTY PLANNING DIRECTOR:**

The undersigned, as Director of the Baldwin County Planning and Zoning Department, hereby approves the within plat for recording of same in the Probate Office of Baldwin County, Alabama  
This the \_\_\_\_\_ Day of \_\_\_\_\_, 2020

Planning Director

**CERTIFICATION OF APPROVAL BY THE ELECTRIC UTILITY**

I, the undersigned, as authorized by Alabama Power Company, hereby approves the within plat for recording of same in the Probate Office of Baldwin County, Alabama,  
This the \_\_\_\_\_ Day of \_\_\_\_\_, 2020

Alabama Power Company Representative

**CERTIFICATION OF APPROVAL BY THE WATER UTILITY**

The undersigned, as authorized by North Baldwin Utilities, hereby certifies that, upon accomplishment of utility infrastructure improvements as may be identified hereon or subsequently to the satisfaction of North Baldwin Utilities, water ( ) sewer ( ) gas ( ) service is or will be available to the property being the subject of this plat to be presented for recording in the Probate Office of Baldwin County, Alabama.  
This the \_\_\_\_\_ Day of \_\_\_\_\_, 2020

North Baldwin Utilities

Jason M. Padgett, Gen. Manager & CEO

**CERTIFICATION OF APPROVAL BY THE BALDWIN COUNTY HEALTH DEPARTMENT:**

The lot(s) on this plat are subject to approval or deletion by the Baldwin County Health Department. The approvals may contain certain conditions pertaining to the onsite wastewater treatment system(s) that could restrict the use of the lot(s) or obligate owners to special maintenance and reporting requirements. These conditions are on file with the said health department and are made a part of this plat as if set out hereon.  
This the \_\_\_\_\_ Day of \_\_\_\_\_, 2020

Authorized Signature

**OWNER'S DEDICATION:**

I, John R. Goodloe, III, as managing member of Dixie Landing Co., LLC have caused the land embraced in the within plat to be surveyed, laid out and patto to be known as Robert White Road #1 Subdivision, a part of Section 8, Township 1 South, Range 4 East, Baldwin County, Alabama, and that the streets shown hereon are hereby dedicated to the use of the public.  
This the \_\_\_\_\_ Day of \_\_\_\_\_, 2020

John R. Goodloe, III, Dixie Landing Company, LLC

**OWNER'S DEDICATION:**

I, Russell Goodloe, Jr., as managing member of Phayln, LLC have caused the land embraced in the within plat to be surveyed, laid out and patto to be known as Robert White Road #1 Subdivision, a part of Section 8, Township 1 South, Range 4 East, Baldwin County, Alabama, and that the streets shown hereon are hereby dedicated to the use of the public.  
This the \_\_\_\_\_ Day of \_\_\_\_\_, 2020

J. Russell Goodloe, Jr., Phayln, LLC

**CERTIFICATION OF NOTARY PUBLIC:**

STATE OF ALABAMA  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, Notary Public in and for said County, in said State, hereby certify that John R. Goodloe, III, whose name as managing member of Dixie Landing Co., LLC, 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 official seal this \_\_\_\_\_ Day of \_\_\_\_\_, 2020

Notary Public

**CERTIFICATION OF NOTARY PUBLIC:**

STATE OF ALABAMA  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, Notary Public in and for said County, in said State, hereby certify that J. Russell Goodloe, Jr., whose name as managing member of Phayln, LLC, 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 official seal this \_\_\_\_\_ Day of \_\_\_\_\_, 2020

Notary Public

**SURVEYOR'S CERTIFICATE AND DESCRIPTION OF PROPERTY:**

I, Jason M. Linder, a licensed Surveyor of Washington County, Alabama, hereby certify that I have surveyed the property of Dixie Landing Company, LLC and Phayln, LLC, situated in Baldwin County, Alabama and described as follows:

The East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 8, Township 1 South, Range 4 East, Baldwin County, Alabama, Less and Except that portion which lies within the right of way of Robert White Road, containing 18.94 acres, more or less.

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. I further certify that all parts of this survey and drawing have been completed in accordance with the requirements of Practice of land surveying in the State of Alabama to the best of my knowledge, information, and belief.

Witness my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2020

Surveyor

Alabama License # 34762

FINAL SUBDIVISION PLAT PREPARED FOR:

**DIXIE LANDING COMPANY, LLC & PHAYLN, LLC**

SURVEY NOT VALID UNLESS  
STAMPED WITH ORIGINAL  
STAMP OR SEAL

SCALE:

1"=100'

DRAWN BY:

J.M.L.

SHEET:

1 OF 1

FINAL FIELD DATE:

02/11/2020

DATE OF DRAWING:

02/12/2020

REVISIONS:

**LINDER SURVEYING CONSULTANTS, LLC**

4330 COUNTY ROAD 3  
MILLRY, AL 36558  
O: 251.542.9334 C: 251.295.2900



CERTIFICATE OF AUTHORIZATION NO. CA-1065-LS

**Baldwin County Planning and Zoning Commission**  
**Case No. S-20051 – Sandy Toes RV Park**  
**Final Site Plan Approval**  
**Staff Report for Planning and Zoning Commission Public Hearing**  
**September 3, 2020**  
**Agenda Item 8.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>	September 3, 2020	Final Site Plan Approval Pending
<b>Attachments:</b>	Vicinity Map Site Map Proposed Plat	

**II. IDENTIFICATION AND LOCATIONAL INFORMATION:**

<b>Planning District:</b>	District 18 – Unzoned
<b>Location of Property:</b>	The subject property is located on the north side of County Road 32 approximately 0.50 miles west of the Baldwin Beach Express in the Summerdale area.
<b>Parcel Numbers:</b>	05-48-08-33-0-000-013.000
<b>Report Prepared By:</b>	Mary Booth; Subdivision Coordinator

**III. SUBDIVISION PROPOSAL:**

<b>Proposed number of Units:</b>	40
<b>Linear Feet of Streets:</b>	1,769LF (Private)
<b>Total Acreage:</b>	± 3.96 acres
<b>Smallest Site Size:</b>	± 1,836 square feet
<b>Owner:</b>	Angel A. Martinez & Sam T. Hollis 401 W. Fern Ave Foley, AL 36535
<b>Developer:</b>	Paul Duncan PO Box 606 Summerdale, AL 36580
<b>Engineer:</b>	Divergent Engineering, LLC PO Box 808 Magnolia Springs, AL 36555

**Surveyor:** Raber Surveying  
14613A Raber Rd.  
Summerdale, AL 36580

**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: On-Site Well  
Sewer: On-Site Septic  
Electricity: Baldwin EMC

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

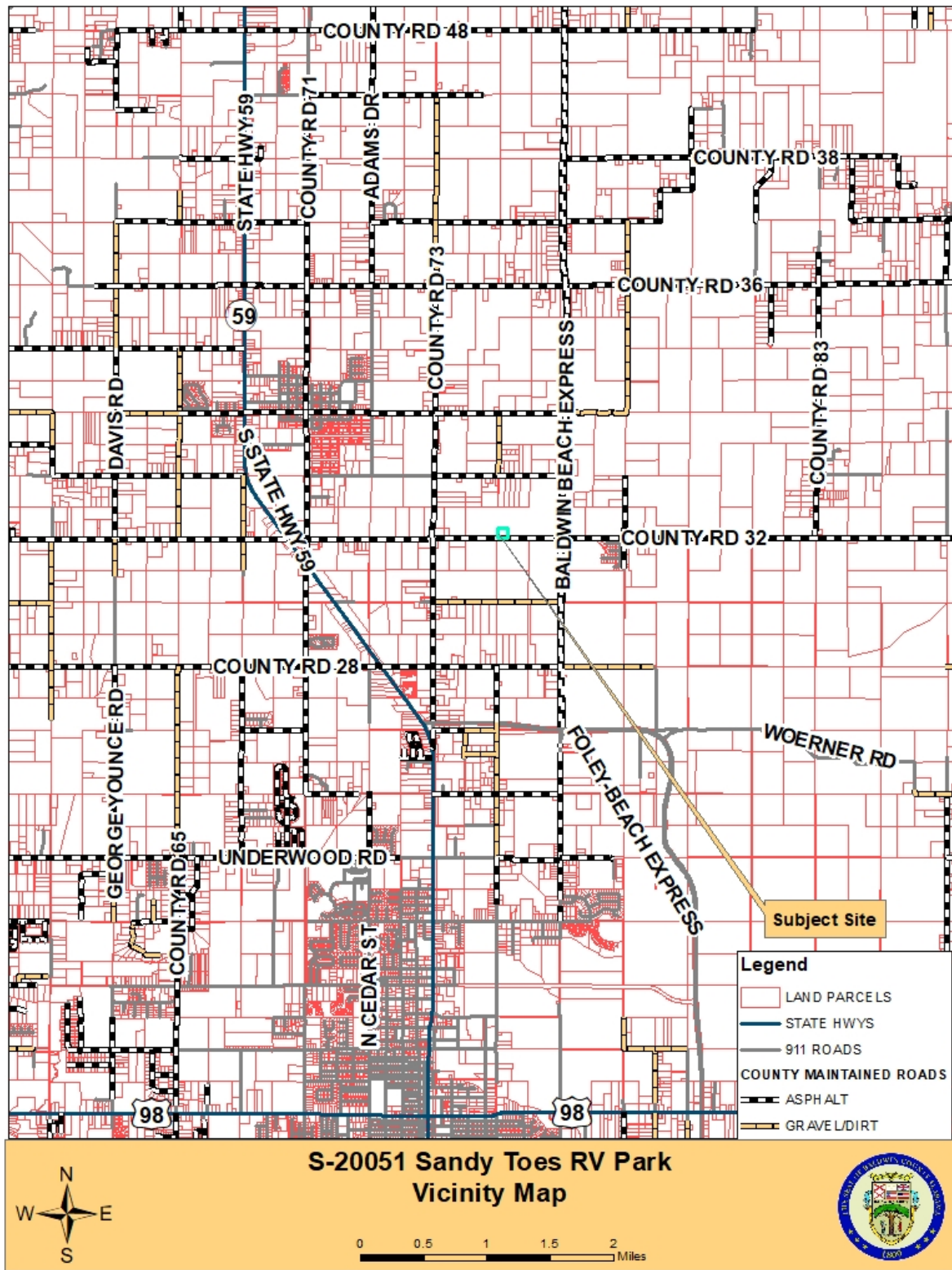
**V. STAFF COMMENTS:**

Items for consideration:

- The proposed RV Park will be constructed in two phases, 20 lots will be in phase 1 and 20 lots will be in phase 2. Phase 2 is proposed to be constructed when public sewer is available, and all lots will be moved over to public sewer.
- 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-20051, Sandy Toes RV Park, be **APPROVED.**











**Baldwin County Planning and Zoning Commission**  
**Case No. S-20055 – Ravan Ranch Subdivision**  
**Development Permit Approval**  
**Staff Report for Planning and Zoning Commission Public Hearing**  
**September 3, 2020**  
**Agenda Item 8.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>	September 3, 2020 August 6, 2020	Development Permit Approval Pending Development Permit Approval (Tabled)
<b>Attachments:</b>	Vicinity Map Site Map Proposed Plat	

**II. IDENTIFICATION AND LOCATIONAL INFORMATION:**

<b>Planning District:</b>	District 33 – Zoned RMF-6
<b>Location of Property:</b>	The subject property is located on the south side of Highway 98 and east side of County Road 91 in the Lillian area.
<b>Parcel Numbers:</b>	05-52-08-28-0-000-031.000
<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>	± 37 acres
<b>Smallest Site Size:</b>	± 15.03 acres
<b>Owner/Developer:</b>	Randall K. Hunter 117 Seamarge Circle Pensacola, FL 32507
<b>Surveyor:</b>	David Lowery Surveying LLC 55284 Martin Lane 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:	Perdido Bay Water
	Sewer:	On-Site Septic
	Electricity:	Riviera Utilities

**Transportation:** The proposed lots will front on Highway 98, a paved and state-maintained road.

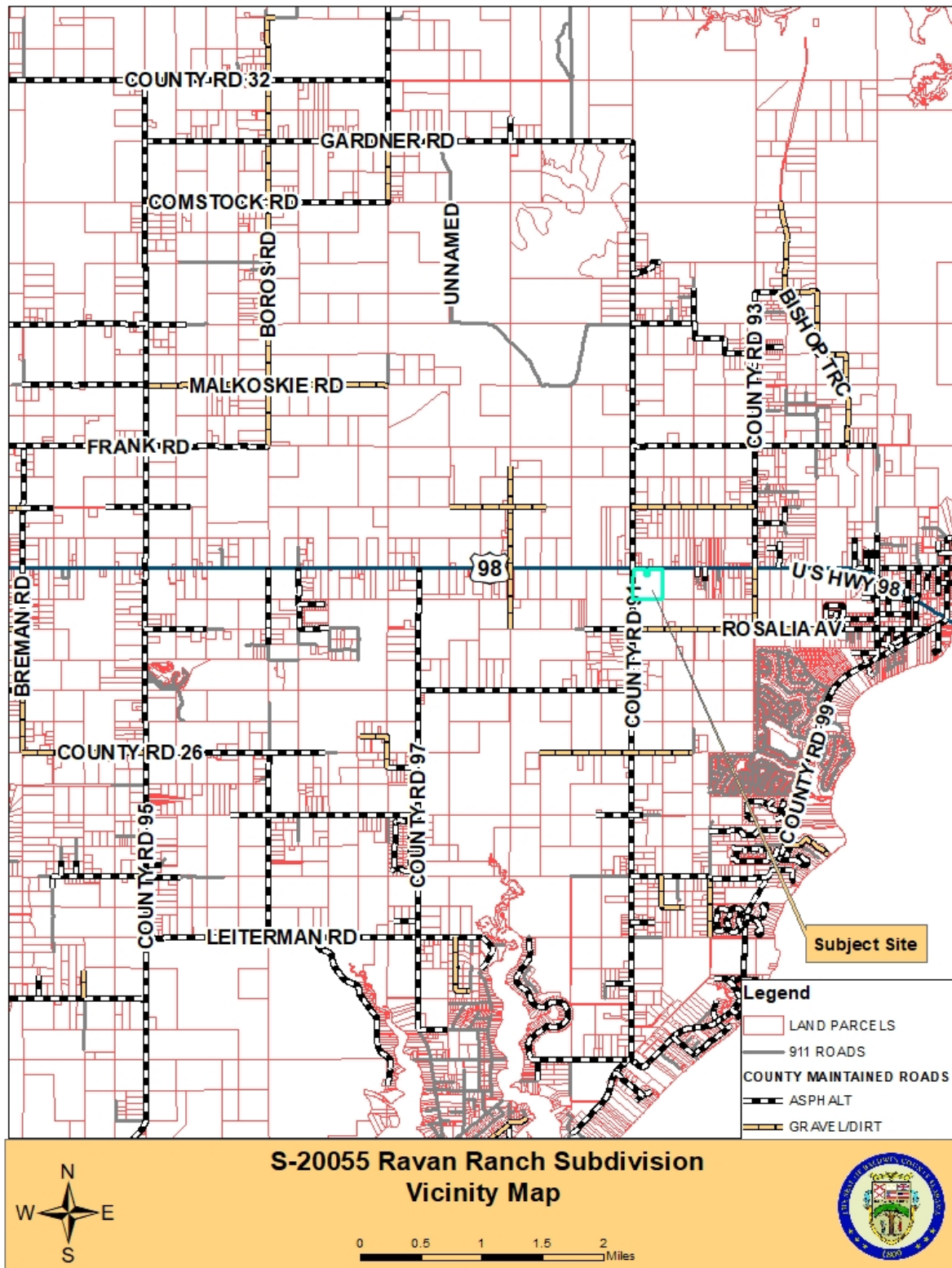
#### **V. STAFF COMMENTS:**

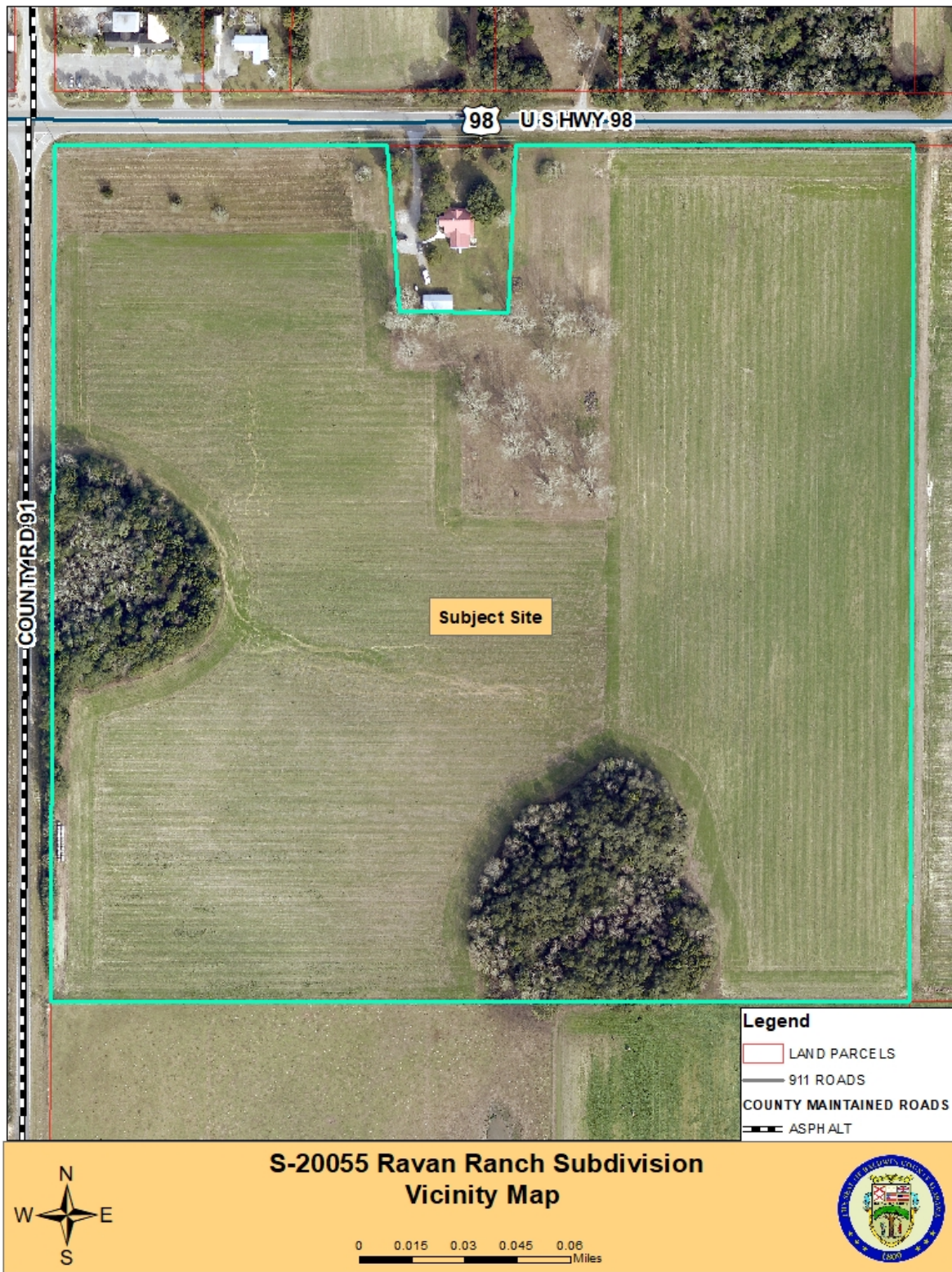
Items for consideration:

- 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-20055, Ravan Ranch Subdivision, be **APPROVED**.







58

**Baldwin County Planning and Zoning Commission**  
**Case No. S-20057 – The Flats at McCarty Ridge**  
**Final Site Plan Approval**  
**Staff Report for Planning and Zoning Commission Public Hearing**  
**September 3, 2020**  
**Agenda Item 8.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>	September 3, 2020	Final Site Plan Approval Pending
<b>Attachments:</b>	Vicinity Map Site Map Proposed Plat	

**II. IDENTIFICATION AND LOCATIONAL INFORMATION:**

<b>Planning District:</b>	District 7 – Unzoned
<b>Location of Property:</b>	The subject property is located on the south side of Jenkins Pit Road approximately 0.50 miles off US Hwy 31 in the Spanish Fort area.
<b>Parcel Numbers:</b>	05-33-04-20-0-000-002.011
<b>Report Prepared By:</b>	Mary Booth; Subdivision Coordinator

**III. SUBDIVISION PROPOSAL:**

<b>Proposed number of Units:</b>	4
<b>Linear Feet of Streets:</b>	+’-170LF (Private)
<b>Total Acreage:</b>	± 30,000 square feet
<b>Smallest Site Size:</b>	± 924 square feet
<b>Owner/Developer:</b>	Tim McCarty PO Box 944 Stapleton, AL 36578
<b>Engineer/Surveyor:</b>	Gulfwide Engineering, LLC PO Box 7665 Spanish Fort, AL 36526
<b>Request:</b>	The applicant is requesting Final Site Plan approval for the above-mentioned multi-family residence from the Baldwin County Planning and Zoning Commission.

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

<b>Public Utilities Services:</b>	Water:	North Baldwin Utilities
	Sewer:	Baldwin County Sewer Service
	Electricity:	Riviera Utilities

**Transportation:** The proposed sites will access Jenkins Pit Road via internal private drive.

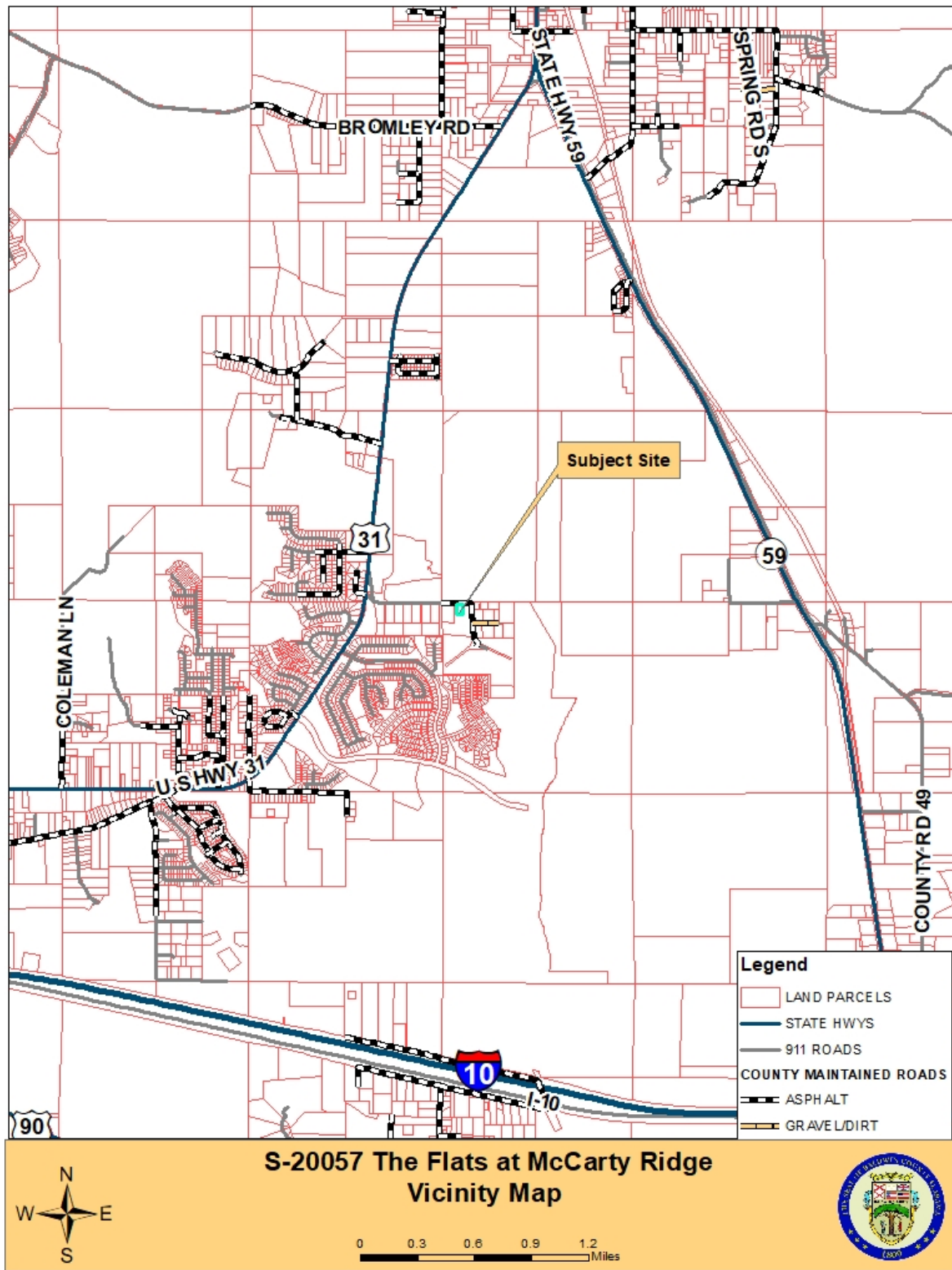
#### **V. STAFF COMMENTS:**

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-20057, The Flats at McCarty Ridge, be **APPROVED**.



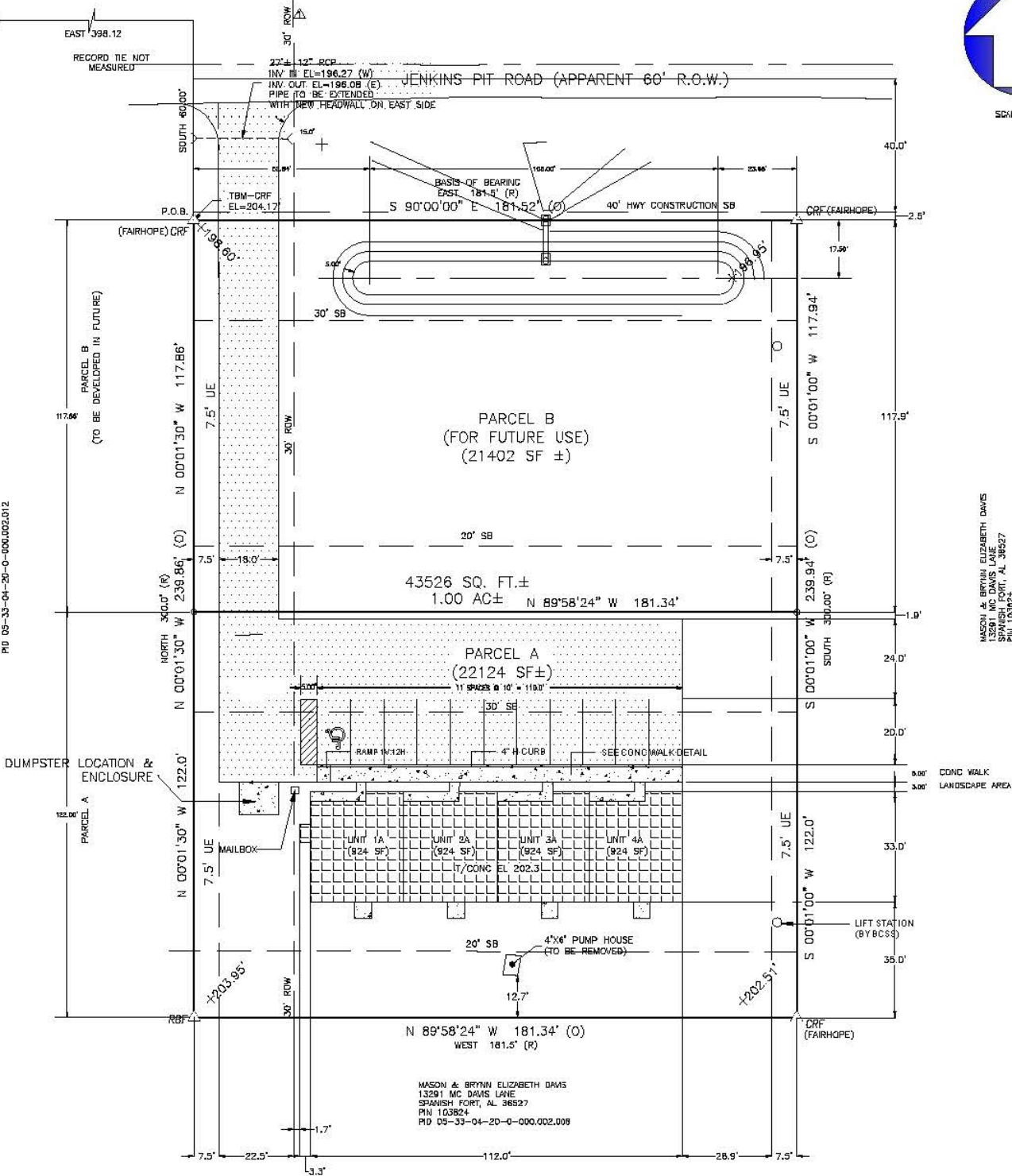




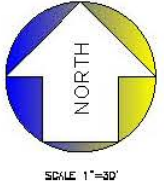


P.O.C.  
NORTHWEST CORNER  
SECTION 20  
T-4-S, R-3-E  
BALDWIN COUNTY  
ALABAMA

JCMS HOLDINGS, LLC  
13291 MC DAVIS LANE  
SPANISH FORT, AL 36527  
PH 251.728-1177  
PD 05-33-04-20-0-000.002.012



MASON & BRYNN ELIZABETH DAVIS  
13291 MC DAVIS LANE  
SPANISH FORT, AL 36527  
PH 133.824-1177  
PD 05-33-04-20-0-000.002.008



VICINITY MAP  
SCALE: NONE

PROPOSED SITE  
13010 JENKINS PIT ROAD

SITE DATA

OWNER:	TIM MCARTY-PO BOX 844, STAPLETON, AL 36578 PHONE-(251)888-4229
TOTAL PARCEL AREA:	±43528 SF (±1.0 AC) EXISTING TOTAL PARCEL ±22124 SF (±.5 AC) PARCEL A (4 PLEX) > 22000 SF REQUIRED ±21402 SF (±.5 AC) PARCEL B (FOR FUTURE USE)
AREA TO BE DEVELOPED:	30000 SF (±.68 AC)
ADDRESS:	13010 JENKINS PIT ROAD SPANISH FORT, AL 36527
PARCEL ID #:	33-04-20-0-000-002.001 (PIN-237447) BALDWIN COUNTY, AL
ZONING:	UNZONED
CURRENT USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL
PROPOSED IMPERVIOUS COVER:	46% (13840SF)<50% ALLOWABLE (PARCELS A & B)
SETBACKS:	FRONT: 30' PROVIDED: 35' MIN (PARCELS A & B) SIDE: NA PROVIDED: 34.5 MIN (PARCELS A & B) REAR: 20' PROVIDED 27' MIN (PARCELS A & B)
BUFFER:	NONE
REQUIRED PARKING (AHJ):	2 SPACE PER UNIT 4X2 = 8 SPACES (PARCEL A)
PROPOSED PARKING:	10 REGULAR SPACES 1 H/C SPACES TOTAL = 11 SPACES (PARCEL A)  SPACE SIZE: 10'W X 20'L ASLE WIDTH: HANDICAPPED CAR-5' HANDICAPPED VAN-8'
SIGN:	NOT APPLICABLE
UTILITIES:	WATER: NORTH BALDWIN UTILITIES SEWER: BALDWIN CO. SEWER SYSTEM POWER: RMERA UTILITIES GAS: NA TELEPHONE: ATT
STORMWATER MANAGEMENT	SEE SHEET C2 & DRAINAGE NARRATIVE
FLOOD ZONE	ZONE X PER FEMA MAP NO 01003G0533M DATED 4-19-19 PANEL 533 OF 1100

GENERAL CONSTRUCTION NOTES

- REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS TO COORDINATE ALL WORK WITHIN 5 FEET OF THE BUILDING.
- CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF BALDWIN CO. AL AND ALL OTHER GOVERNING AUTHORITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS RELATED TO PROJECT.
- THE CONTRACTOR SHALL PROPERLY DISPOSE OF ALL UNSATISFACTORY AND/OR WASTE MATERIALS INCLUDING VEGETATION, ROOTS, CONCRETE, AND DEBRIS RELATED TO THE PROJECT IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DISPOSING OF ANY SOIL FROM THE SITE TO CONFIRM QUANTITY AND REASON FOR NEEDING TO EXPORT EXCESS SOIL.
- CONTRACTOR SHALL CONFINE ALL WORK TO THE PROJECT BOUNDARY AND AREAS DIRECTLY ADJOINING THE WORK IN THE PUBLIC RIGHT-OF-WAY. EXISTING PAVEMENTS, CURBS, SIDEWALKS, DRIVEWAYS, LANDSCAPING, FENCES AND OTHER EXISTING IMPROVEMENTS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH THE CITY OR GOVERNING AUTHORITIES REQUIREMENTS. CONDITION OF THE ROAD AND/OR RIGHT-OF-WAY, DURING AND UPON COMPLETION OF THE JOB, SHALL BE AS GOOD AS THE CONDITION PRIOR TO CONSTRUCTION. CONTRACTOR SHALL PROMPTLY CLEAN MUD, DIRT OR DEBRIS TRACKED ONTO EXISTING STREETS FROM THE PROJECT SITE.
- CONTRACTOR SHALL VERIFY ALL ELEVATIONS, DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE COMMENCING ANY WORK. CONTRACTOR SHALL REPORT ANY CONFLICTS OR VARIATIONS AND RESOLVE ALL CHANGES WITH THE OWNER PRIOR TO COMMENCING THE WORK.
- ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO IN THESE PLANS SHALL BE OF THE LATEST REVISION.
- CONTRACTOR SHALL NOTIFY RESPECTIVE GOVERNMENTAL AGENCIES AND UTILITIES 48 HOURS BEFORE BEGINNING WORK IN ROW.
- HANDICAPPED FEATURES TO CONFORM TO ANSI 111.7 & ADA 2010 STANDARDS.
- OWNER TO OBTAIN NECESSARY AGREEMENTS TO WORK ON & DISCHARGE WATER ONTO ADJACENT PROPERTY.
- UTILITY SERVICES TO BE ROUTED BY FIELD AFTER APPROVAL BY RESPECTIVE UTILITY. UTILITY INSTALLATION, METHODS & MATERIALS SHALL CONFORM TO UTILITY STANDARDS.
- SURVEY INFORMATION SHOWN IS TAKEN FROM 10/15/19 SURVEY PREPARED BY SMITH CLARK & ASSOCIATES, 11111 HWY 31, SUITE E, SPANISH FORT, AL 36527, PHONE 626-0404.
- ALL EXCAVATED & DISTURBED AREAS TO BE SEEDED AND GRASSED IN ACCORDANCE WITH ALDOT SPECIFICATIONS 652 & 660 WITH THE SPECIFIED SEASON SEED MIX. A 5' WIDE SECTION OF SOIL TO BE PLANTED AT THE PERIMETER OF ALL CONCRETE SLABS, DRIVEWAYS, RETENTION POND SLOPES AND IN OTHER LOCATIONS, SPECIFIED BY OWNER.

	CONCRETE
	BUILDING
	ASPHALT PAVEMENT

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

Baldwin County Planning and Zoning Commission  
BY: \_\_\_\_\_  
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 Probate Office of Baldwin County, Alabama, this the day of \_\_\_\_\_, 20\_\_\_\_.

Authorized Signature \_\_\_\_\_

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 County, Alabama this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Planning Director \_\_\_\_\_



LIMITED SERVICE DRAWINGS  
THE OWNER HAS SELECTED TO CONSTRUCT THIS BUILDING WITHOUT ARCHITECTURAL SUPERVISION AND THEREFORE THE ARCHITECT & ENGINEER ASSUMES NO RESPONSIBILITY FOR THE FINAL BUILDING. ALL DESIGN SPECIFICATIONS ARE PROVIDED BY THE OWNER AND ARE IN COMPLIANCE WITH THE 190 LATEST EDITION.

GULFWIDE ENGINEERING, LLC  
PO BOX 7665, SPANISH FORT, ALABAMA 36527  
(251) 209-1100 EMAIL: hja62016@gmail.com



THE FLATS @ MCCARTY RIDGE  
13010 JENKINS PIT ROAD, BALDWIN COUNTY, ALABAMA

SITE PLAN

APPROVAL:	
DATE: JULY 1, 2020	
DRAWN: JH	CHECKED: JH
REVISIONS: 1. 8-21-20 RELOCATED OUTFALL PIPE OUTLET: ADDED CERTIFICATIONS PER 8-20-20 COUNTY REQUEST	
COMM. NO.	
SHEET NO.	
C-1.0	
1 OF 6 TOTAL SHEETS	

**Baldwin County Planning and Zoning Commission**  
**Case No. S-20062 – Sunset Estates Ph 3**  
**Development Permit Approval**  
**Staff Report for Planning and Zoning Commission Public Hearing**  
**September 3, 2020**  
**Agenda Item 8.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:**

**Planning Commission:** September 3, 2020 Development Permit Approval Pending

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

**II. IDENTIFICATION AND LOCATIONAL INFORMATION:**

**Planning District:** District 22 – RA

**Location of Property:** The subject property is located on the north side of Sunset Drive approximately 0.25 miles east of County Road 93 in the Lillian area.

**Parcel Numbers:** 05-52-05-15-0-000-010.004

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

**III. SUBDIVISION PROPOSAL:**

**Proposed number of Lots:** 3

**Linear Feet of Streets:** NA

**Total Acreage:** ± 9.5 acres

**Smallest Site Size:** ± 3.17 acres

**Owner/Developer:** Martha Regene Martin  
725 Rodeo Ln  
McDavid, FL 32568

**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 Sunset Drive, a paved and county-maintained road.

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

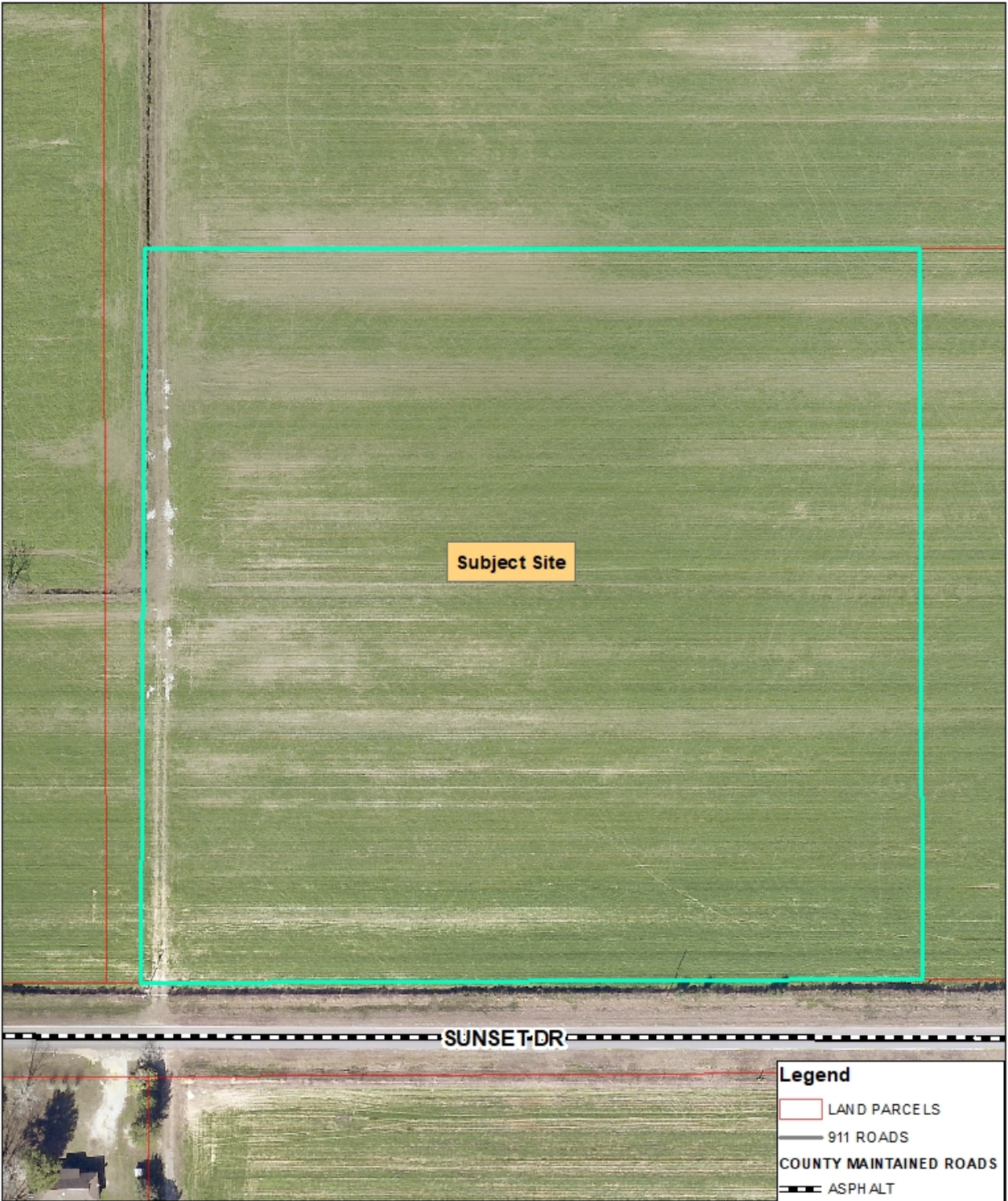
Items for consideration:

- 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-20062, Sunset Estates Ph 3, be **APPROVED.**





**S-20062, Sunset Estates Ph 3  
Site Map**

0 0.01 0.02 0.03 0.04 Miles



# SUNSET ESTATES PHASE 3

## CERTIFICATION OF OWNERSHIP AND DEDICATION

STATE OF ALABAMA  
COUNTY OF BALDWIN

I, THE UNDERSIGNED, HAVE CAUSED THE LAND DESCRIBED IN THE WITHIN PLAT TO BE SURVEYED, LAYED OUT, AND PLATTED TO BE KNOWN AS SUNSET ESTATES PHASE 3, A PART OF SECTION 15, T-7-S, R-4-E, BALDWIN COUNTY, AL, AND THAT THE STREETS SHOWN HEREON ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_ 2020

MARTHA MARTIN, OWNER

## CERTIFICATION OF NOTARY PUBLIC

STATE OF ALABAMA  
COUNTY OF BALDWIN

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT \_\_\_\_\_, WHOSE NAME AS OWNER, IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT HE, AS OWNER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE \_\_\_\_ DAY OF \_\_\_\_ 2020

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

## CERTIFICATION OF BALDWIN COUNTY E-811 ADDRESSING

I, THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY E-811 ADDRESSING BOARD, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING IN THE PROBATE RECORDS OF BALDWIN COUNTY, AL THIS THE \_\_\_\_ DAY OF \_\_\_\_ 2020

BALDWIN COUNTY E-811 ADDRESSING

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

Planning Director

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 \_\_\_\_ 2020.

Baldwin County Planning and Zoning Commission

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

Title: \_\_\_\_\_

Parcel Number: 05-52-05-15-0-000-010-000  
PIN: 2210  
Owner Name: BARTL, ANTONY MIKE ETAL  
BARTL, MARTHA W  
Address: 14325 CO RD 01  
City: EUSTONIA  
State: AL  
Zip: 36530

## 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

## CERTIFICATION OF APPROVAL BY THE ELECTRIC UTILITY

I, THE UNDERSIGNED, AS AUTHORIZED BY KIVDKA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, AL

THIS THE \_\_\_\_ DAY OF \_\_\_\_ 2020

KIVDKA UTILITIES REPRESENTATIVE

## CERTIFICATION OF FLOOD HAZARD ZONE

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP (1500000208-M) EFFECTIVE DATE 01/7/00 AND REVISED 04/1/01, WHICH SHOWS THIS PROPERTY TO BE LOCATED IN ZONE X1 CLEAR.

DAVID LOWERY  
ALABAMA REG. NO. 26623

## NOTES

- All bearings shown hereon are relative to GRID NORTH. GRID NORTH was obtained by S.P.S. observations.
- Corner monuments shown as soil iron pins are 5/8" reinforcing bars with a diameter plastic cap stamped "56423".
- Only Sublet Final Interior Improvements shown hereon.
- The survey was prepared for the client shown and is not to be used for any other purpose without prior approval from the surveyor.
- No instruments of record reflecting easements, right of ways, and/or ownership were furnished the surveyor, except as shown or noted.
- No underground utilities or improvements have been located, except as shown or noted.
- The survey was prepared without the benefit of an abstract of title or a title search unless stated hereon. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract, title search, or legal judgment rendered on the property.
- Liability of the undersigned for the survey shown shall not exceed the amount paid for the survey.

Parcel Number: 05-52-05-15-0-000-010-000  
PIN: 2210  
Owner Name: VANAMBURG, NACOM R BARTL  
Address: 7400 BREEZY CHY CT  
City: ISLAND  
State: FL  
Zip: 32724

Parcel Number: 05-52-05-15-0-000-010-000  
PIN: 266000  
Owner Name: HANRAHAN, CARLENE BARTL  
Address: 315 EMILIA WAY NW  
City: JENKINS BEACH  
State: FL  
Zip: 34957

Parcel Number: 05-52-05-22-0-000-007-000  
PIN: 16776  
Owner Name: BUTLER, MARK A  
Address: 936 N HAVEN CIR  
City: CHESAPEAKE  
State: VA  
Zip: 23322

Parcel Number: 05-52-05-22-0-000-006-000  
PIN: 16939  
Owner Name: BARTL, BRIAN ELUX COURTNEY  
Address: 13537 MOONLIGHT LN  
City: LILUAN  
State: AL  
Zip: 36549

## UTILITY PROVIDERS

WELL WATER  
RIVERIA ELECTRICITY  
NONE-ON-SITE SEWER

## BUILDING SETBACKS:

ZONING: RA  
SETBACKS:  
FRONT: 40'  
REAR: 40'  
SIDE: 15'  
SIDE STREET: 30'

## SITE DATA:

SMALLEST LOT: 3.17 Acres  
LARGEST LOT: 3.17 Acres  
TOTAL # OF LOTS: 3  
TOTAL AREA: 9.50 Acres  
LINEAR FT. STREETS: 0  
PLANNING DISTRICT: 22

## OWNER & DEVELOPER

MARTHA REGENE MARTIN  
722 KODORO LN  
MEDFORD NJ 08850

## SURVEYOR

DAVID LOWERY SURVEYING LLC  
55284 MARTIN LN  
STOCKTON, AL 36579  
DAVID LOWERY, PLS. LIC. NO. 26623

NOTE:  
THERE IS A DEDICATED HERETO A 15 FOOT UTILITY EASEMENT ON ALL LOT LINES ADJACENT TO THE ROAD AND THE REAR LOT LINES AND A 10 FOOT UTILITY EASEMENT ON ALL SIDE LINES UNLESS OTHERWISE NOTED.

## PLAT OF PRELIMINARY-FINAL PLAT

PREPARED FOR

MARTHA MARTIN  
BALDWIN COUNTY, AL.

DATE: 08-01-2020  
AUG 2020  
SCALE: 1"=50'

LEGEND AND SYMBOLS

- (\*) RECORD DEARING DISTANCE
- OVERHEAD ELECTRIC
- SET IRON PIN
- POLISHED IRON PIN
- △ PIN NOT SET OR RECOVERED
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- W.T. TO SCALE
- FENCE CORNER POST
- CONCRETE MONUMENT

CRID NORTH  
N  
SCALE  
1" = 50'  
50' 0 50'

DAVID LOWERY  
SURVEYING, L.L.C.  
55284 MARTIN LN.  
STOCKTON, AL 36579  
251-837-2757 ph. 251-837-2758 fax  
dsurvey25@hotmail.com

## SURVEYOR'S CERTIFICATE AND DESCRIPTION OF PROPERTY

STATE OF ALABAMA  
COUNTY OF BALDWIN

I, David Lowery, a Licensed Surveyor of Baldwin County, Alabama, hereby certify that I have surveyed the property of MARTHA MARTIN, owner, situated in Baldwin County, Alabama and described as follows:

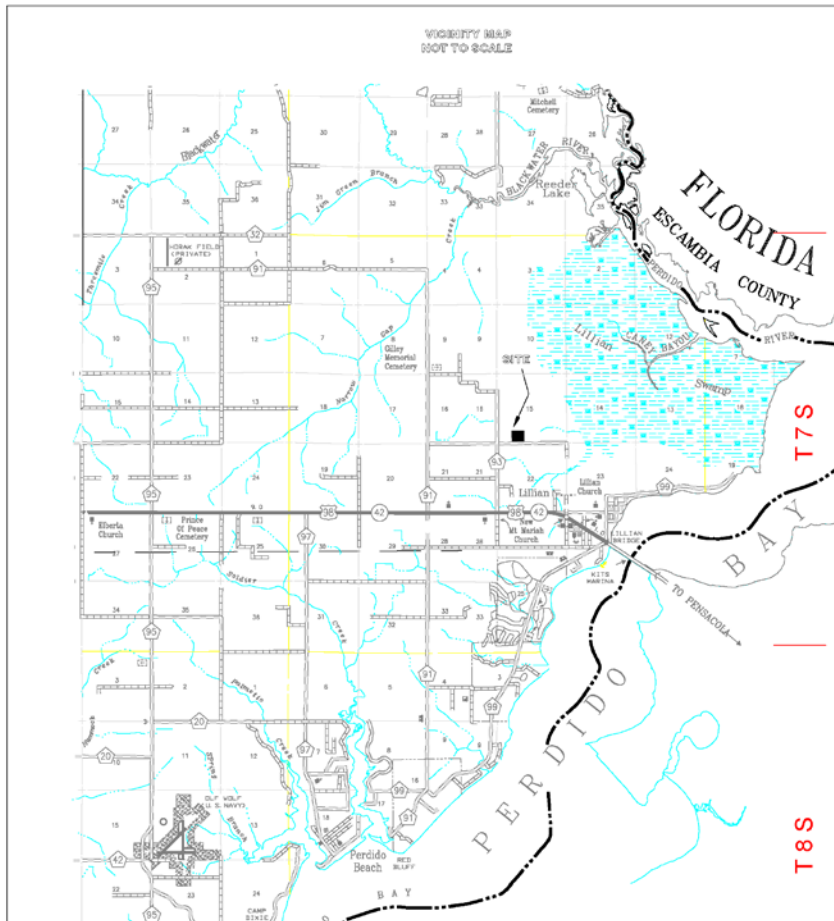
Commencing at a 5/8" REBAR AT THE SW CORNER SEC. 15 T-7-S R-4-E BALDWIN CO., AL, thence North, a distance of 57.15 feet, thence S89°59'19"E to and along the North E-Cor of Sunset Drive a distance of 1,421.16 feet to a 5/8" CAPTED REBAR to the POINT OF BEGINNING, thence N00°12'20"W, bearing and R.C.W. a distance of 617.20 feet to a 5/8" CAPTED REBAR, thence S89°59'19"E, a distance of 670.16 feet to a 5/8" CAPTED REBAR, thence S00°12'20"W, a distance of 617.20 feet to a 5/8" CAPTED REBAR on East R.C.W. thence N00°12'20"W, along said R.C.W. a distance of 670.16 feet to the POINT OF BEGINNING, said parcel containing 9.50 acres, more or less.

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 easements and the 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 location of the land as platted to the Government Survey, and that permanent monuments have been placed at points marked thereon as herein shown. I further certify that all parts of the survey and drawing have been completed in accordance with the requirements of the Standards of Practice of land surveying in the State of Alabama to the best of my knowledge, information, and belief.

WITNESSE my hand this the 1st day of AUG., 2020.

Surveyor

Alabama License # 26623



REVISED - RECEIVED 8-17-2020



**Baldwin County Planning and Zoning Commission**  
**Case No. S-20063 – Sunset Estates Ph 4**  
**Development Permit Approval**  
**Staff Report for Planning and Zoning Commission Public Hearing**  
**September 3, 2020**

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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:** September 3, 2020 Development Permit Approval Pending

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

**II. IDENTIFICATION AND LOCATIONAL INFORMATION:**

**Planning District:** District 22 – RA

**Location of Property:** The subject property is located on the north side of Sunset Drive approximately 0.42 miles east of County Road 93 in the Lillian area.

**Parcel Numbers:** 05-52-05-15-0-000-010.005

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

**III. SUBDIVISION PROPOSAL:**

**Proposed number of Lots:** 3

**Linear Feet of Streets:** NA

**Total Acreage:** ± 9.5 acres

**Smallest Site Size:** ± 3.17 acres

**Owner/Developer:** Carlene Hanrahan  
315 Emilia Way NW  
Jensen Beach, FL 34957

**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 Sunset Drive, a paved and county-maintained road.

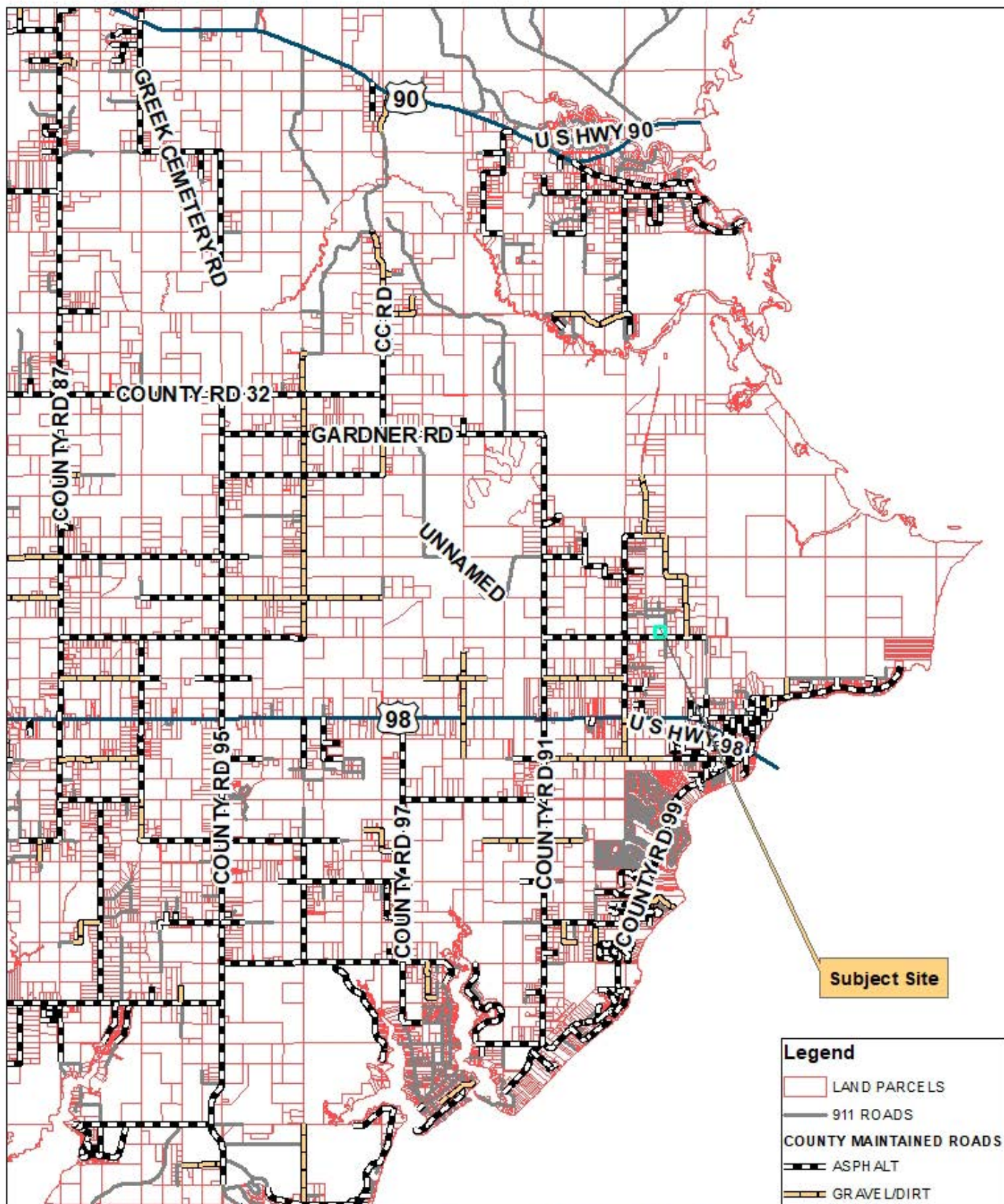
#### **V. STAFF COMMENTS:**

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-20063, Sunset Estates Ph 4, be **APPROVED.**



**S-20063, Sunset Estates Ph 4  
Vicinity Map**









