



Baldwin County Planning & Zoning Commission Agenda

Thursday, November 5, 2020

4:00 p.m.

Baldwin County Central Annex

Main Auditorium

22251 Palmer Street

Robertsdale, Alabama

www.planning.baldwincountyal.gov

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

September 3, 2020 meeting minutes
6. **Announcements/Registration to address the Commission.**
7. **Consideration of Applications and Requests: Subdivision Cases**

a.) **Case S20052-The Grove Ph 3, 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 177-lot development on 35+/- acres.

Location: The subject property is located on the east side of County Road 65 approximately 0.50 miles south of County Road 12S in the Foley area.

b.) Case S-20064, Ford Commons, 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 on 9.55+/- acres.

Location: The subject property is located on the west side of Poplar Road approximately 0.42 miles south of US Highway 90 in the Elsanor area

c.) Case S-20068 Fields Crossing, 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 37-lot subdivision on 15.03+/- acres.

Location: The subject property is located on the south side of US Highway 98 approximately 0.20 miles east of County Road 91 in the Lillian area.

d.) Case S-20069, Hookbone 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 41 site RV resort on 4.77+/- acres.

Location: The subject property is located on the west side of State Highway 59 approximately 0.30 miles south of Vaughn Road in the Summerdale area.

e.) Case S-20071, Flat Creek Estates Resub of lot 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 7-lot subdivision on 86.30+/- acres.

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

f.) Case S-20072, Davis Road Division Resub of lot 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 2-lot subdivision on 5.0+/- acres.

Location: The subject property is located on the south side of US Highway 31 between Davis Road and Pimperl Road in the Perdido area.

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

a.) Case TA-20002,

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

Purpose: Amendments to the *Baldwin County Zoning Ordinance* Article 7 and Article 22 as they pertain to Off-street Parking Requirements for the TR, Tourist Resort District

b.) Case P-20011, Nguyen 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 construction of a new cell tower and support structures on property zoned Rural Agriculture.

Location: The subject property is located on the west side of James Road, west of County Road 12 South, in Planning District 30.

c.) Case P-20012, Seaman Capital, LLC Property

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

Purpose: The applicant is requesting Conditional Use Approval to allow a retail store exceeding 8,000 sq. ft. on property zoned B-2.

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

d.) Case P-20013, Neat 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 wedding and event venue to operate on property zoned Rural Agricultural.

Location: The subject property is located at 27300 Schoen Rd, in Planning District 22.

e.) Case P-20014, Shoenight 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 storage facility including storage for boats and recreational vehicles.

Location: The subject property is located at 20524 County Road 12 S, in Planning District 30.

f.) Case Z-20032, Valentyne Property

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

Purpose: The applicant is requesting to rezone 4.87 +/- acres from RMF-6 to RV-1 to allow expansion of the existing

Recreational Vehicle Park.

Location: The subject property is located at 11650 County Road 99, in Planning District 23.

g.) Case Z-20033, Brown Property

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

Purpose: The applicant is requesting to rezone 1.62 acres from RA to RR to allow commercial and residential use of the property.

Location: The subject property is located at 15082 County Road 93, in Planning District 22.

h.) Case Z-20035, Moraes Property

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

Purpose: The applicant is requesting to rezone 0.91+/- acres from B-2 to B-3 to allow an auto dealership and repair shop.

Location: The subject property is located at 25891 State Highway 59, in Planning District 12

i.) Case Z-20036, Saxon Property

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

Purpose: The applicant is requesting to rezone 1.62+/- acres from RA to B-4 to allow commercial use of the property.

Location: The subject property is located at 20940 County Road 64, in Planning District 12

j.) Case Z-20038, Weeks Property

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

Purpose: The applicant is requesting to rezone 27+/- acres from RA to RR to allow commercial use of the property.

Location: The subject property is located at the southeast corner of Co Rd 26 and Magnolia Springs Highway, in Planning District 21.

k.) Case Z-20039, Green Side Up LLC Property

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

Purpose: The applicant is requesting to rezone 39.5 +/- acres to allow development of a residential subdivision of the property.

Location: The subject property is located on the south side of US Highway 98, in Planning District 22.

l.) Case Z-20040, Gates VI, LLC Property

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

Purpose: The applicant is requesting to rezone 5.6+/- acres from B-2 to HDR to allow the development of a 56-unit apartment complex on the parcel.

Location: The subject property is located at the southeast corner of County Road 64 and Pollard Road, in Planning District 15

9. Old Business:

10. New Business: *Approval of the 2021 Baldwin County Planning and Zoning Commission Calendar*

11. Public Comments

12. Reports and Announcements:

Staff Reports

Legal Counsel Report

Next Regular Meeting: December 3, 2020

13. Adjournment.

Baldwin County Planning and Zoning Commission
Case No. S-20052 – The Grove, Ph 3
Final Site Plan Approval
Staff Report for Planning and Zoning Commission Public Hearing
November 5, 2020
Agenda 7.a

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: November 5, 2020 Final Site Plan Approval Pending

Attachments: Vicinity Map
Site Map
Proposed Plat

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Planning District: District 34 – Unzoned

Location of Property: The subject property is located on the east side of County Road 65 approximately 0.50 miles south of County Road 12S in the Foley area.

Parcel Numbers: 05-61-04-18-0-000-005.000

Report Prepared By: Mary Booth; Subdivision Coordinator

III. SUBDIVISION PROPOSAL:

Proposed number of Units: 177

Linear Feet of Streets: 6,850LF (Private)

Total Acreage: ± 35 acres

Smallest Site Size: ± 2,889.60 square feet

Owner/Developer: Century Investments, Inc.
7602-A Congress St.
New Port Richey, FL 34653

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

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

IV. PUBLIC UTILITIES AND SITE CONSIDERATIONS:

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

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

V. STAFF COMMENTS:

Items for consideration:

- The proposed multi-family occupancy will be the final phase of The Grove.
- 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-20052, The Grove, Ph 3, be **APPROVED.**



Baldwin County Planning and Zoning Commission
Case No. S-20064 – Ford Commons
Development Permit Approval
Staff Report for Planning and Zoning Commission Public Hearing
November 5, 2020
Agenda Item 7.b

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

I. PUBLIC HEARINGS:

Planning Commission: November 5, 2020 Development Permit Approval Pending

Attachments: Vicinity Map
Site Map
Proposed Plat

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Planning District: District 12 – Zoned RSF-1

Location of Property: The subject property is located on the west side of Poplar Road approximately 0.42 miles south of US Highway 90 in the Elsanor area.

Parcel Numbers: 05-41-07-36-0-000-021.000

Report Prepared By: Mary Booth; Subdivision Coordinator

III. SUBDIVISION PROPOSAL:

Proposed number of Lots: 6

Linear Feet of Streets: NA

Total Acreage: ± 9.55 acres

Smallest Site Size: ± 1.0 acres

Owner/Developer: Thomas Robert Trebesh Revocable Trust
8982 Orlando Ave.
Navarre, FL 32566

Engineer/Surveyor: Goodwyn, Mills and Cawood, Inc.
PO Box 1127
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: On-Site Well
 Sewer: On-Site Septic
 Electricity: Baldwin EMC

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

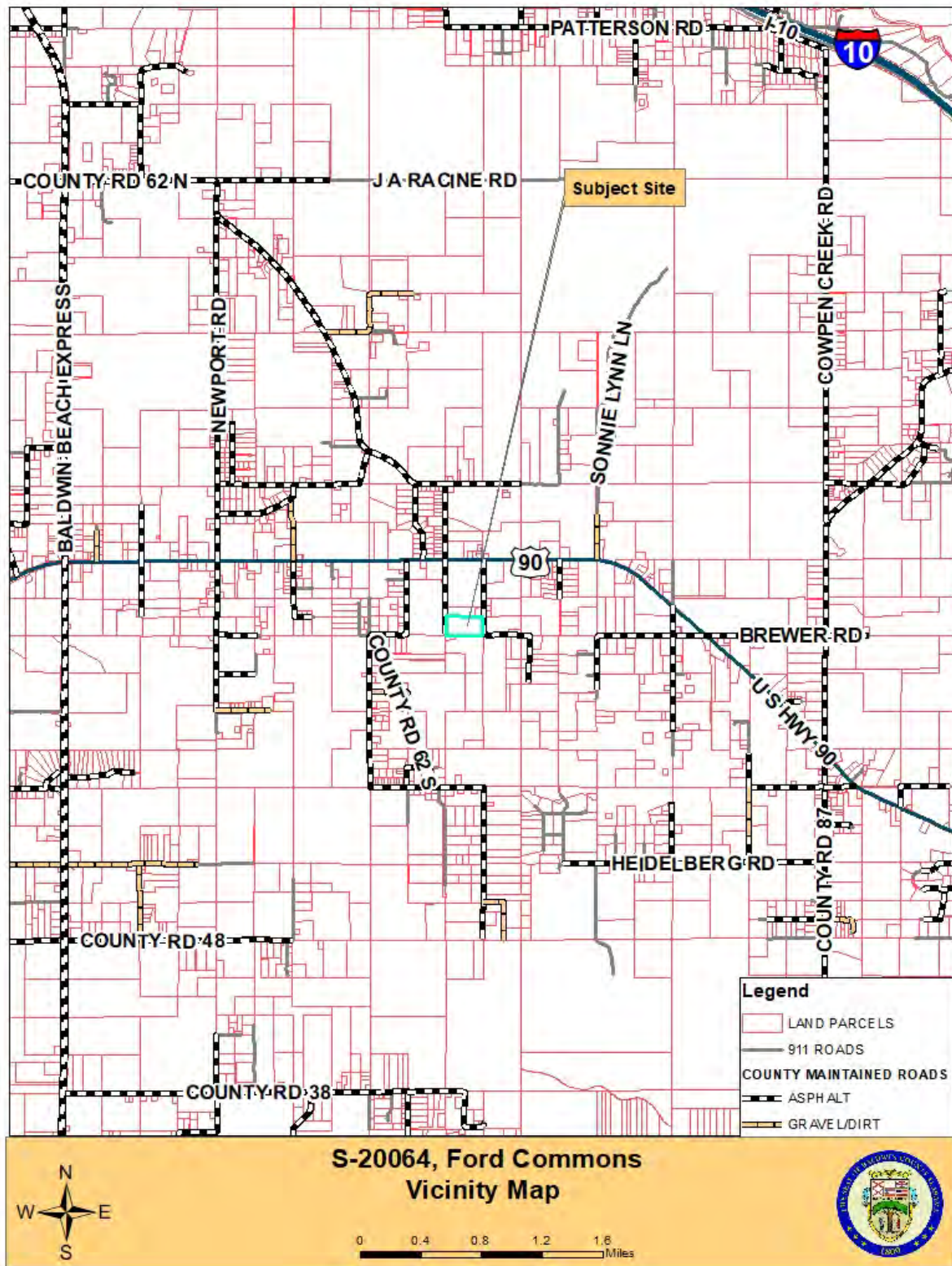
V. STAFF COMMENTS:

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-20064, Ford Commons, be **APPROVED.**





FORD COMMONS SUBDIVISION

OWNER/DEVELOPER
THOMAS TREBESH TRUST
8982 ORLANDO AVE.
NAVARRE, FL

SURVEYOR
STUART L. SMITH
AL. LICENSE NO. 27403

SITE DATA
TAX PARCEL NO. 02-41-07-36-0-000-021.000
TOTAL SITE AREA = 9.55 ACRES
TOTAL NUMBER OF LOTS = 6
SMALLEST LOT = 1.00 ACRES (43,707 S.F.)
LARGEST LOT = 2.76 ACRES (120,411 S.F.)

ZONING
BALDWIN COUNTY DISTRICT #12
RSF-1, RESIDENTIAL SINGLE FAMILY

ZONING REQUIREMENTS
• 30' FRONT SETBACK
• 30' REAR SETBACK
• 10' SIDE SETBACK
• 30' MINIMUM LOT WIDTH AT THE STREET
• 100' MINIMUM LOT WIDTH AT SETBACK LINE
• 35' MAXIMUM HEIGHT REQUIREMENT
• MINIMUM LOT AREA IS 30,000 S.F.

NOTES: AS PER THE HIGHWAY CONSTRUCTION SETBACK DRAINAGE LEGISLATION FOR BALDWIN COUNTY, AL. ACT NO. 94-572, THE MINIMUM SETBACK REQUIREMENT MEASURED FROM THE CENTERLINE OF THE RIGHT-OF-WAY IS 40' ALONG FORD ROAD AND POPLAR ROAD. THE LISTED SETBACKS ARE MORE STRICT.

DEDICATED EASEMENTS
• BALDWIN COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF COMMON AREAS OR ANY EASEMENTS AS PER THE APPROVED DESIGN.
• 7.5' UTILITY & DRAINAGE EASEMENT ON BOTH SIDES OF ALL INTERIOR LOT LINES.
• 15' UTILITY & DRAINAGE EASEMENT ALONG THE SUBDIVISION PERIMETER SIDE AND REAR BOUNDARY LINES.
• THERE IS DEDICATED HERewith A 10' UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE RIGHT-OF-WAYS AND 5' INTERIOR LOT AND COMMON AREA LINES, UNLESS OTHERWISE NOTED (AS PER BALDWIN COUNTY EDC).

UTILITIES
POWER - BALDWIN COUNTY EMC
SEWER - ONSITE
WATER - WELL
PHONE - CENTURYLINK

ON-SITE SEWAGE DISPOSAL SYSTEMS NOTES
• BORE HOLE FOR SEPTIC SYSTEM SOILS TEST EACH LOT HAS A MINIMUM OF TWO TEST BORES (EXAMPLE: P1 IS BORE HOLE #1 & P2 IS BORE HOLE #2)
• PROPOSED BUILDING (40'x60') SHOWN TO SCALE WITHIN THE LOTS. THE SIZE OF THE PROPOSED BUILDING IS AN APPROXIMATION REFLECTING THE AVERAGE SQUARE FOOT HOME WITHIN THE STATE. A.D.P.H. REQUIRES THIS TO BE SHOWN FOR CONFORMITY TO REGULATIONS. THE STATED SIZE AND LOCATION OF THE PROPOSED BUILDING IS NOT A REQUIREMENT FOR THE LOT OWNER.
• PROPOSED AREA (40'x60') SHOWN TO SCALE WITHIN THE LOTS FOR THE ON-SITE SEWAGE DISPOSAL SYSTEM. THIS AREA ENCOMPASSES THE SOILS TEST BORE LOCATIONS. THIS IS THE RECOMMENDED PLACEMENT OF THE EPT/RETS.

LEGAL DESCRIPTION
(AS PER INSTRUMENT NO. 977440)
BEING A PARCEL OF LAND LYING IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, AND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SAID SECTION 36; THENCE NORTH 89°44'37" EAST, 30.00 FEET TO THE EAST MARGIN OF FORD ROAD; SAME BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTH 00°04'33" EAST ALONG SAID EAST MARGIN, 646.32 FEET; THENCE NORTH 89°41'50" EAST, 128.97 FEET TO THE WEST MARGIN OF POPLAR ROAD; THENCE SOUTH 00°07'05" EAST, ALONG SAID WEST MARGIN, 650.43 FEET; THENCE SOUTH 89°52'51" WEST, 1283.15 FEET TO THE POINT OF BEGINNING OF THE PARCEL, HEREIN DESCRIBED.

DESCRIPTION FROM SURVEY
COMMENCING FROM A 2" OPEN TOP IRON PIPE AT THE LOCALLY ACCEPTED SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, THENCE RUN SOUTH 89°44'37" EAST A DISTANCE OF 30.00 FEET TO A 5/8" IRON REBAR WITH CAP ON THE EASTERLY MARGIN OF A PREScriptive RIGHT-OF-WAY OF FORD ROAD. FOR THE POINT OF BEGINNING; THENCE RUN NORTH 00°22'05" EAST ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 646.33 FEET TO A 1/2" IRON REBAR WITH CAP (LS#17838); SAID IRON REBAR BEING LYING SOUTH 89°59'50" EAST A DISTANCE OF 10.37 FEET FROM A 1" OPEN TOP IRON PIPE, THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY SOUTH 89°59'50" EAST A DISTANCE OF 1279.37 FEET TO A 1" OPEN TOP IRON PIPE LYING ON THE WESTERLY MARGIN OF A PREScriptive RIGHT-OF-WAY OF POPLAR ROAD; THENCE RUN SOUTH 00°23'15" WEST ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 650.43 FEET TO A 1" OPEN TOP IRON PIPE, THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY NORTH 89°44'37" WEST A DISTANCE OF 1279.12 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED PARCEL CONTAINING 19.08 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION
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 LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

STUART L. SMITH, PLS.
ALABAMA LICENSE NUMBER 27403
DATE: _____

*DRAWING IS INVALID WITHOUT SIGNATURE & SEAL OF A LICENSED LAND SURVEYOR

GENERAL SURVEYOR'S NOTES

- SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS AND OTHER FIRMS, THE RECORDED SUBDIVISION PLAT, AND/OR OTHER RECORDED DOCUMENTS SHOWN HEREON. OTHER SOURCES OF INFORMATION WERE FOUND IN INSTRUMENT NO. 977440 AND SLIDE 2689-C.
- NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS FIRM. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT TIME OF SURVEY.
- FIELD WORK FOR THIS SURVEY WAS COMPLETED IN AUGUST 2020.
- ALL BEARINGS ARE BASED ON NORTH AMERICAN DATUM 1983, ALABAMA WEST ZONE; STATE PLANE GRID NORTH, DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATION; ALL DISTANCES SHOWN ARE GROUND DISTANCES. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARD FEET.
- ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. CONTOURS ARE SHOWN AT ONE FOOT INTERVALS.
- THE PROPERTY HAS DIRECT ACCESS ON TO FORD ROAD & POPLAR ROAD, A PUBLIC RIGHT-OF-WAY.
- THE SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SCALED FROM FLOOD INSURANCE RATE MAP NO. 010002075M, WITH A REVISED DATE OF IDENTIFICATION OF APRIL 19, 2016, FOR COMMUNITY NO. 015000, IN BALDWIN COUNTY, STATE OF ALABAMA.
- NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS SHOWN.
- ALABAMA ONE CALL WAS CONTACTED TO HAVE THE UNDERGROUND UTILITIES MARKED FOR LOCATION ON JULY 28 (TICKET #202100503 & 202100594). ANY EXISTING UNDERGROUND UTILITIES NOT SHOWN HEREON WERE NOT MARKED AT THE TIME OF THIS SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, BUT THE UTILITIES ARE SHOWN AS THEY WERE MARKED IN THE FIELD.
- THE SURVEYED PROPERTY LIES WITHIN SECTION 36, TOWNSHIP 9 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.

LEGEND

P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
(A) ACTUAL
(R) RECORD DEED
(P) PLAT OF RECORD
(C) COMPUTED
OTF OPEN TOP IRON PIPE FOUND
IPF IRON PIPE FOUND
CRF CRIMP TOP IRON PIPE FOUND
CRF CAPPIED REBAR FOUND
REF 1/2" REBAR FOUND
DSF 1/2" CAPPIED REBAR SET STAMPED CAPISE
CMF CONCRETE MONUMENT FOUND
CMS CONCRETE MONUMENT SET
LSE LICENSED PROFESSIONAL SURVEYOR'S NUMBER
CAF CERTIFICATE OF AUTHORIZATION NUMBER
(DST) DISTURBED
(RST) REFERENCE CORNER SET ON LINE
(UNO) UNRECOVERABLE
INST # INSTRUMENT NUMBER
SECT. SECTION
T- TOWNSHIP
R- RANGE
C- POWER POLE
CUT WIRE
R.O.W. RIGHT-OF-WAY
O FIRE HYDRANT
S- SIGN
TEL TELEPHONE PEDESTAL
EM ELECTRIC METER BOX
AR AIR CONDITIONER
JUN JUNCTION BOX (VAULT)
EL/ELEV ELEVATION
WV WARE
DWS DRAIN WIRE FENCE

NOTE: ALL CORNERS ARE "DHS" UNLESS OTHERWISE STATED.

GRAPHIC SCALE
1 inch = 60 ft.

LEGEND

TEL TELEPHONE BOX (VAULT)
WATER METER
SANITARY SINKER VALVE
WATER VALVE
GAS VALVE
TRANSFORMER BOX
LIGHT POLE
CABLE TV BOX
ELECTRIC BOX
ELECTRIC PANEL
IRRIGATION CONTROL VALVE
SANITARY SINKER MANHOLE
SEWER DRAIN MANHOLE
TELEPHONE MANHOLE
SEWER CLEANOUT
SEWER GRINDER PUMP
GREASE TRAP
FLAG POLE
GAS LINE SON MARKER
TELEPHONE SIGN MARKER
WATERLINE MARKER
FIBER OPTIC LINE MARKER
(EX) EXCEPTION
FIBER OPTIC LINE
UNDERGROUND FIBER OPTIC LINE
OVERHEAD ELECTRIC
BURIED ELECTRIC LINE
UNDERGROUND TELEPHONE LINE
UNDERGROUND SINKER LINE
UNDERGROUND WATERLINE
UNDERGROUND GAS LINE
UNDERGROUND TELEVISION
SHUT GROUND ELEVATIONS
CORRUGATED METAL PIPE
REINFORCED CONCRETE PIPE
CORRUGATED PLASTIC PIPE

sheet 1 of 2

1	2	3	4	5	6	7	8	9	10
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FORD COMMONS SUBDIVISION

CERTIFICATION OF OWNERSHIP AND DEDICATION:

STATE OF ALABAMA
COUNTY OF BALDWIN

THIS IS TO CERTIFY THAT I (WE), THE UNDERSIGNED, AM (ARE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED HEREON, AND THAT I (WE) 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 ADMIT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED AND GRANT ALL EASEMENTS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND COMMENTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS _____ DAY OF _____, 20__

SIGNATURE OF THOMAS ROBERT TREBUSH
THOMAS ROBERT TREBUSH, TRUSTEE, REVOCABLE TRUST DATED FEBRUARY 6, 2007
8982 ORLANDO AVE.
NAVARO, FL

ACKNOWLEDGEMENT OF NOTARY PUBLIC:

STATE OF _____
COUNTY OF _____

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE CERTIFICATION 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 _____, 20__

NOTARY PUBLIC _____

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__

AUTHORIZED SIGNATURE _____

CERTIFICATE OF APPROVAL BY THE COUNTY PLANNING COMMISSION

THE SUBDIVISION PLAT SHOWN HEREON, LYING WITHIN BALDWIN COUNTY, ALABAMA, IS HEREBY APPROVED BY THE BALDWIN COUNTY PLANNING COMMISSION.

THIS _____ DAY OF _____, 20__

AUTHORIZED SIGNATURE _____

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY EMC

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY EMC 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 CENTURYLINK

THE UNDERSIGNED, AS AUTHORIZED BY CENTURYLINK 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 BALDWIN COUNTY E-911 ADDRESSING

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 BALDWIN COUNTY HEALTH DEPARTMENT

THE LOTS ON THIS PLAT ARE SUBJECT TO APPROVAL OR OBJECTION BY THE BALDWIN COUNTY HEALTH DEPARTMENT. NO REPRESENTATION IS MADE THAT ANY LOT ON THIS PLAT WILL ACCOMMODATE AN ONSITE SEWAGE SYSTEM (OSS). THE APPROPRIATENESS OF A LOT FOR WASTEWATER (SEWAGE) TREATMENT AND DISPOSAL SHALL BE DETERMINED WHEN AN APPLICATION IS SUBMITTED. IF PERMITTED, THE LOT APPROVAL MAY CONTAIN CERTAIN CONDITIONS WHICH RESTRICT THE USE OF THE LOT OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS, AND THESE ARE ON FILE WITH THE SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HERE ON.

SIGNED THIS THE _____ DAY OF _____, 20__

AUTHORIZED SIGNATURE _____

STATE OF ALABAMA
COUNTY OF BALDWIN

THIS IS TO CERTIFY THAT I (WE), THE UNDERSIGNED, AM (ARE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED HEREON, AND THAT I (WE) 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, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC USE. ANY NOTES, COVENANTS, EASEMENTS, RIGHTS, OR SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS _____ DAY OF _____, 20____

SIGNATURE OF THOMAS ROBERT TREBESH
THOMAS ROBERT TREBESH, TRUSTEE, REVOCABLE TRUST DATED FEBRUARY 6, 2007
8982 ORLANDO AVE.
NAVARRE, FL

STATE OF _____
COUNTY OF _____

_____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT WHOSE NAME(S) IS (ARE) _____ SUBSCRIBED TO THE CERTIFICATION 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 _____, 20____.

NOTARY PUBLIC

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____

AUTHORIZED SIGNATURE

THE SUBDIVISION PLAT SHOWN HEREON, LYING WITHIN BALDWIN COUNTY, ALABAMA, IS HEREBY APPROVED BY THE BALDWIN COUNTY PLANNING COMMISSION.

THIS _____ DAY OF _____ 20____

AUTHORIZED SIGNATURE

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY EMC HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

THIS _____ DAY OF _____, 20____

AUTHORIZED SIGNATURE _____

THE UNDERSIGNED, AS AUTHORIZED BY CENTURYLINK HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

THIS _____ DAY OF _____, 20____

AUTHORIZED SIGNATURE _____

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

THE LOTS 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 ONSITE SEWAGE SYSTEM (OSS). THE APPROPRIATENESS OF A LOT FOR WASTEWATER (SEWAGE) TREATMENT AND DISPOSAL SHALL BE DETERMINED WHEN AN APPLICATION IS SUBMITTED. IF PERMITTED, THE LOT APPROVAL MAY CONTAIN CERTAIN CONDITIONS WHICH RESTRICT THE USE OF THE LOT OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS, AND THESE ARE ON FILE WITH THE SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HERE ON.

SIGNED THIS THE _____ DAY OF _____, 20____

AUTHORIZED SIGNATURE _____

GMC
GOODWIN, MILLS & CAWOOD, INC.

2039 Main
Daphne, AL 36526
T 251.626.2626
GMCNETWOR
K.COM

ISSUE DATE	
------------	--

DRAWN BY:	SLS
CHECKED BY:	SLS

ROBERT TREBESH TRUST
ROBERTSDALE, AL

GMC Project #
CM08200085



FORD COMMONS
SUBDIVISION
PRELIMINARY/FINAL PLAT

sheet 2 of 2

Baldwin County Planning and Zoning Commission
Case No. S-20068 – Fields Crossing
Development Permit Approval
Staff Report for Planning and Zoning Commission Public Hearing
November 5, 2020
Agenda Item 7.c

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

I. PUBLIC HEARINGS:

Planning Commission: November 5, 2020 Development Permit Approval Pending

Attachments: Vicinity Map
Site Map
Proposed Plat

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Planning District: District 33 – Zoned RMF-6

Location of Property: The subject property is located on the south side of US Highway 98 approximately 0.20 miles east of County Road 91 in the Lillian area.

Parcel Numbers: 05-52-08-28-0-000-031.000

Report Prepared By: Mary Booth; Subdivision Coordinator

III. SUBDIVISION PROPOSAL:

Proposed number of Lots: 37

Linear Feet of Streets: 1,263LF

Total Acreage: ± 15.03 acres

Smallest Lot Size: ± 7,800SF

Owner: Randall Hunter
117 Seamarge Circle
Pensacola, FL 32507

Developer: Robertson Construction Co., LLC
432 65th Street, Suite C
Tuscaloosa, AL 35405

Engineer/Surveyor: S.E. Civil
880 Holcomb Blvd, Unit 2F
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: Perdido Water
Sewer: Baldwin County Sewer Services
Electricity: Riviera

Transportation: The proposed lots will front on Prairie Field Drive, a proposed paved and public road.

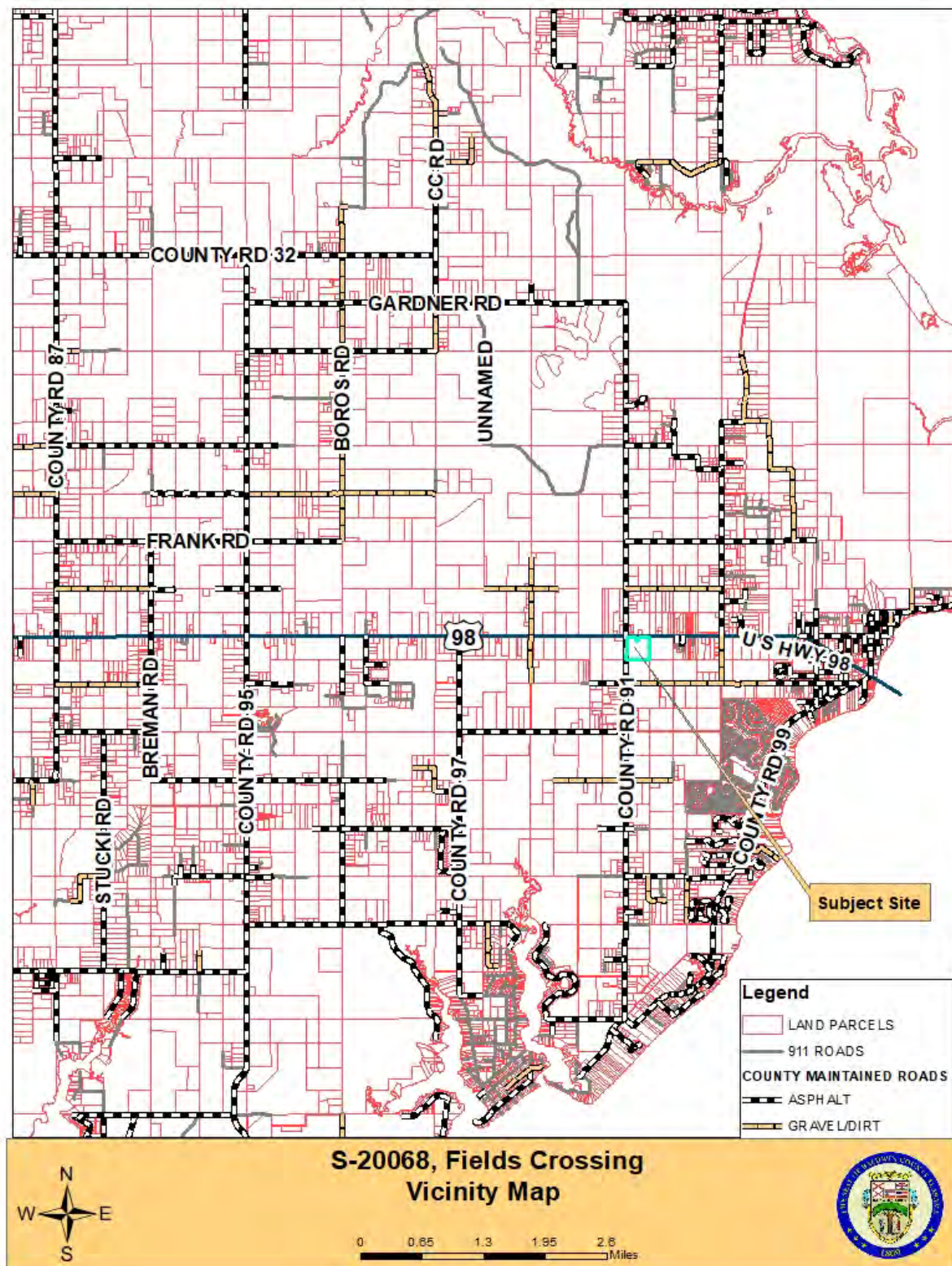
V. STAFF COMMENTS:

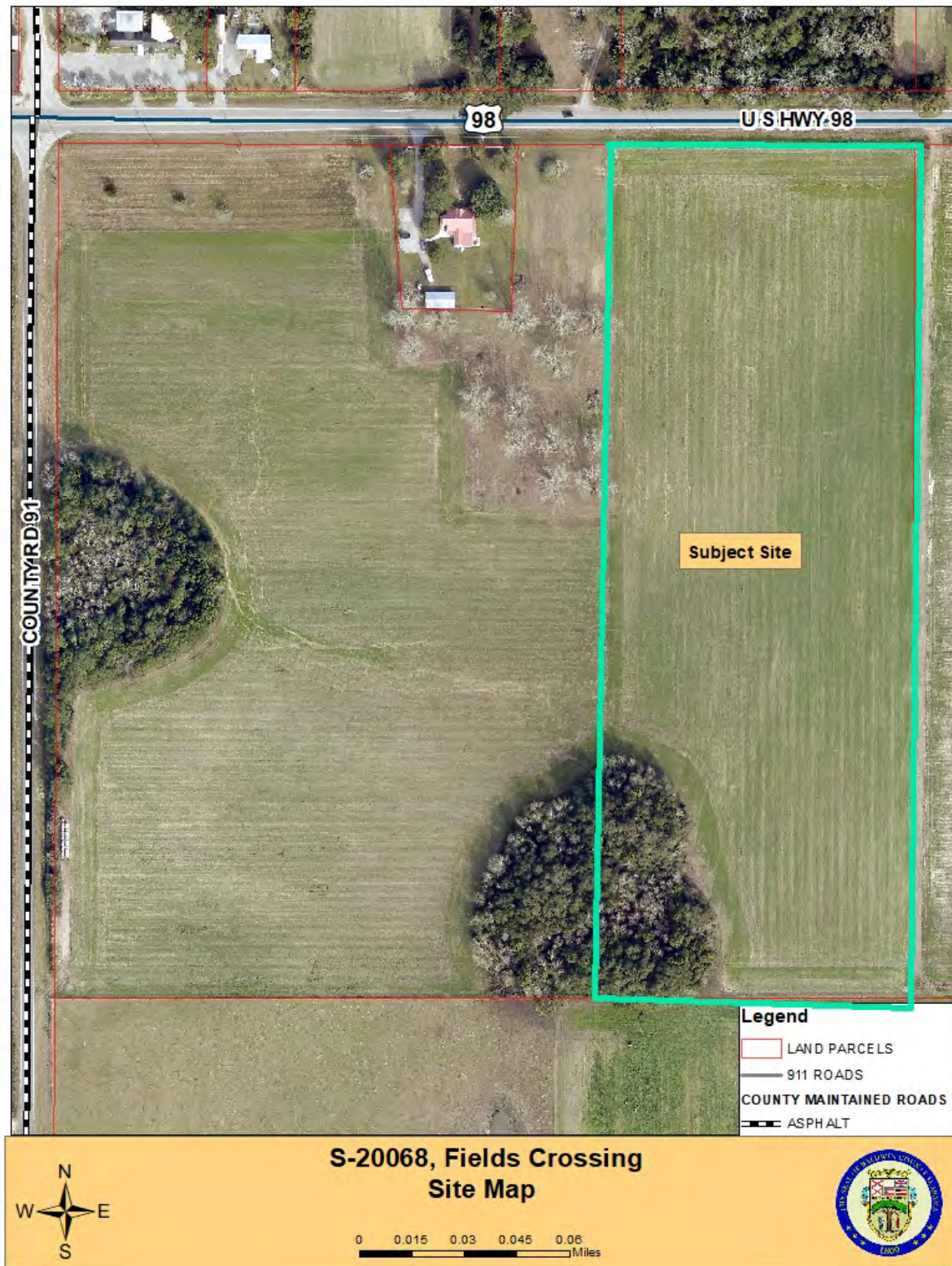
Items for consideration:

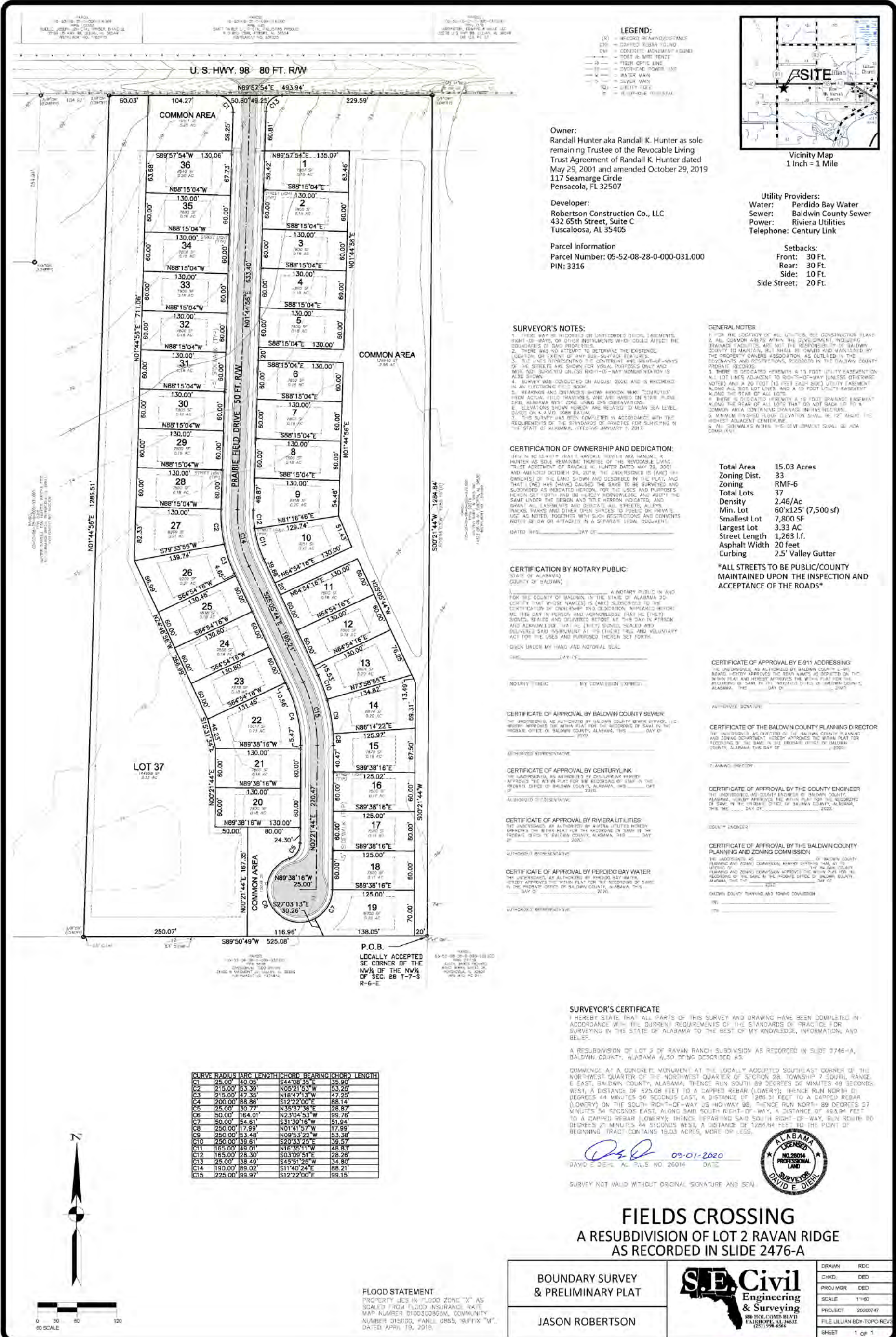
- All items of the Development Permit application meet the requirements of the subdivision regulations.

VI. RECOMMENDATIONS:

Staff recommends that the Development Permit application for Case No. S-20068, Fields Crossing, be **APPROVED.**







Owner:
Randall Hunter aka Randall K. Hunter as sole remaining Trustee of the Revocable Living Trust Agreement of Randall K. Hunter dated May 29, 2001 and amended October 29, 2019
117 Seamarque Circle
Pensacola, FL 32507

Developer:
Robertson Construction Co., LLC
432 65th Street, Suite C
Tuscaloosa, AL 35405

Parcel Information
Parcel Number: 05-52-08-28-0-000-031.000
PIN: 3316

Utility Providers:
Water: Perdido Bay Water
Sewer: Baldwin County Sewer
Power: Riviera Utilities
Telephone: Century Link

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

SURVEYOR'S NOTES:
1. THERE WAS NO RECORDING OF UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
2. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTING LOCATION OF EXISTING OR ANY SUB-SURFACE FEATURES.
3. THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS 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 ON AUGUST 2020 AND IS RECORDED IN AN ELECTRONIC FILE BOOK.
5. BEARINGS AND DISTANCES SHOWN HEREIN WERE COMPUTED FROM ACTUAL FIELD MEASUREMENTS AND ARE BASED ON STATE PLANE COORDINATE SYSTEM, ALABAMA WEST ZONE, USING THE OBSERVATIONS.
6. ELEVATIONS SHOWN HEREIN ARE RELATED TO MEAN SEA LEVEL BASED ON N.A.D. 1988 DATUM.
7. THIS SURVEY HAS BEEN FORWARDED TO THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION FOR REVIEW AND APPROVAL IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE JANUARY 1, 2017.

GENERAL NOTES:
1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS & ALL COMMON AREAS WITHIN THE DEVELOPMENT, INCLUDING TRAILAGE FACILITIES, ARE NOT THE RESPONSIBILITY OF BALDWIN COUNTY PLANNING AND ZONING COMMISSION, BUT SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION, AS OUTLINED IN THE EASEMENTS AND RESTRICTIONS, RECORDED IN THE BALDWIN COUNTY PUBLIC RECORDS.
2. THERE IS DEDICATED HEREWITH A 10 FOOT UTILITY EASEMENT ALONG ALL LOT LINES ADJACENT TO RIGHT-OF-WAY (UNLESS OTHERWISE NOTED) AND A 10 FOOT (10 FEET) SIDE-SIDE UTILITY EASEMENT ALONG ALL SIDE LOT LINES, AND A 10 FOOT UTILITY EASEMENT ALONG THE REAR OF ALL LOTS.
3. THERE IS DEDICATED HEREWITH A 10 FOOT DRAINAGE EASEMENT ALONG THE REAR OF ALL LOTS THAT DO NOT BACK UP TO A COMMON AREA CONTAINING DRAINAGE INFRASTRUCTURE.
4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 12' ABOVE THE HIGHEST ADJACENT CENTERLINE.
5. ALL SIDEWALKS WITHIN THE DEVELOPMENT SHALL BE ADA COMPLIANT.

CERTIFICATION OF OWNERSHIP AND DEDICATION:
THIS IS TO CERTIFY THAT RANDALL HUNTER AKA RANDALL K. HUNTER AS SOLE REMAINING TRUSTEE OF THE REVOCABLE LIVING TRUST AGREEMENT OF RANDALL K. HUNTER DATED MAY 29, 2001 AND AMENDED OCTOBER 29, 2019, THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT (HE) HAS (HAVE) CAUSED THE SAME TO BE SURVEYED AND DEDICATED HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AND SO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED, AND GRANT ALL EASEMENTS AND RIGHTS TO ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND CONVEYMENTS NOTED BY OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.
DATED THIS _____ DAY OF _____

Total Area 15.03 Acres
Zoning Dist. RMF-6
Total Lots 37
Density 2.46/Ac
Min. Lot 60'x125' (7,500 sf)
Smallest Lot 7,800 SF
Largest Lot 3.33 AC
Street Length 1,263 f.
Asphalt Width 20 feet
Curbing 2.5' Valley Gutter

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

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 I HAVE EXAMINED THE RECORDS OF SAID PLAT AND THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (SHE) SIGNED, SEALED AND DELIVERED THE SAME IN PERSON AND ACKNOWLEDGE THAT HE (SHE) SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AS HIS (HER) TRUE 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: _____

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 PUBLIC RECORDS OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2020.

CERTIFICATE OF APPROVAL BY CENTURYLINK:
THE UNDERSIGNED, AS AUTHORIZED BY CENTURYLINK, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PUBLIC RECORDS OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2020.

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES:
THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PUBLIC RECORDS OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2020.

CERTIFICATE OF APPROVAL BY PERDIDO BAY WATER:
THE UNDERSIGNED, AS AUTHORIZED BY PERDIDO BAY WATER, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PUBLIC RECORDS OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2020.

CERTIFICATE OF APPROVAL BY E-911 ADDRESSING:
THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PUBLIC RECORDS OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2020.

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION:
THE UNDERSIGNED, AS DIRECTOR OF THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PUBLIC RECORDS OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2020.

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 PUBLIC RECORDS OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2020.

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION:
THE UNDERSIGNED, AS DIRECTOR OF THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PUBLIC RECORDS OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2020.

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.
A RESUBDIVISION OF LOT 2 OF RAVAN RANCH SUBDIVISION AS RECORDED IN SLIDE 2746-A, BALDWIN COUNTY, ALABAMA ALSO BEING DESCRIBED AS:

COMMENCE AT A CONCRETE MONUMENT AT THE LOCALLY ACCEPTED SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 6 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 89 DEGREES 50 MINUTES 49 SECONDS WEST A DISTANCE OF 895.08 FEET TO A CAPPED REBAR (LOWERY); THENCE RUN NORTH 01 DEGREES 44 MINUTES 56 SECONDS EAST, A DISTANCE OF 1286.51 FEET TO A CAPPED REBAR (LOWERY); ON THE SOUTH RIGHT-OF-WAY US HIGHWAY 98, THENCE RUN NORTH 89 DEGREES 57 MINUTES 54 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 483.94 FEET TO A CAPPED REBAR (LOWERY); THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY, RUN SOUTH 00 DEGREES 21 MINUTES 44 SECONDS WEST, A DISTANCE OF 1286.64 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 15.03 ACRES, MORE OR LESS.

09-01-2020
DAVID E. DIEHL, AL. P.L.S. NO. 26014 DATE



SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.

FIELDS CROSSING

A RESUBDIVISION OF LOT 2 RAVAN RIDGE
AS RECORDED IN SLIDE 2476-A

BOUNDARY SURVEY & PRELIMINARY PLAT	S.E. Civil Engineering & Surveying 888 HOLCOM BLVD FAIRHOPE, AL 36532 (251) 998-6566	DRAWN	RDC
		CHKD	DED
		PROJ MGR	DED
		SCALE	1"=80'
		PROJECT	20200747
JASON ROBERTSON		FILE ULLIAN-BDY-TOPO-REV3	
		SHEET	1 of 1

FLOOD STATEMENT
PROPERTY LIES IN FLOOD ZONE "X" AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 0100302865M, COMMUNITY NUMBER 010500, PANEL 0855, SUFFIX "M", DATED APRIL 19, 2019.

REVISED - RECEIVED 10-20-2020

Baldwin County Planning and Zoning Commission
Case No. S-20069 – Hookbone RV Park
Final Site Plan Approval
Staff Report for Planning and Zoning Commission Public Hearing
November 5, 2020
Agenda Item 7.d

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

I. PUBLIC HEARINGS:

Planning Commission: November 5, 2020 Final Site Plan 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 on the west side of State Highway 59 approximately 0.30 miles south of Vaughn Road in the Summerdale area.

Parcel Number(s): 05-48-04-19-0-000-004.008, 05-48-04-19-0-000-004.051
05-48-04-19-0-000-004.052, 05-48-04-19-0-000-004.061

Report Prepared By: Mary Booth; Subdivision Coordinator

III. SUBDIVISION PROPOSAL:

Proposed number of Sites: 41

Linear Feet of Streets: 2,556LF (Private)

Total Acreage: ± 4.77 acres

Smallest Site Size: ± 1,748 square feet

Owner/Developer: John R. Hudson & Tammy P. Hudson
19665 Highway 59
Summerdale, AL 36580

Engineer: Lieb Engineering Company, LLC
PO Box 2266
Fairhope, AL 36532

Surveyor: J. Pierce and Associates, LLC
16116 Old Ganey Road
Bay Minette, AL 36507

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: Town of Summerdale
Sewer: Baldwin County Sewer Service
Electricity: Riviera Utilities

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

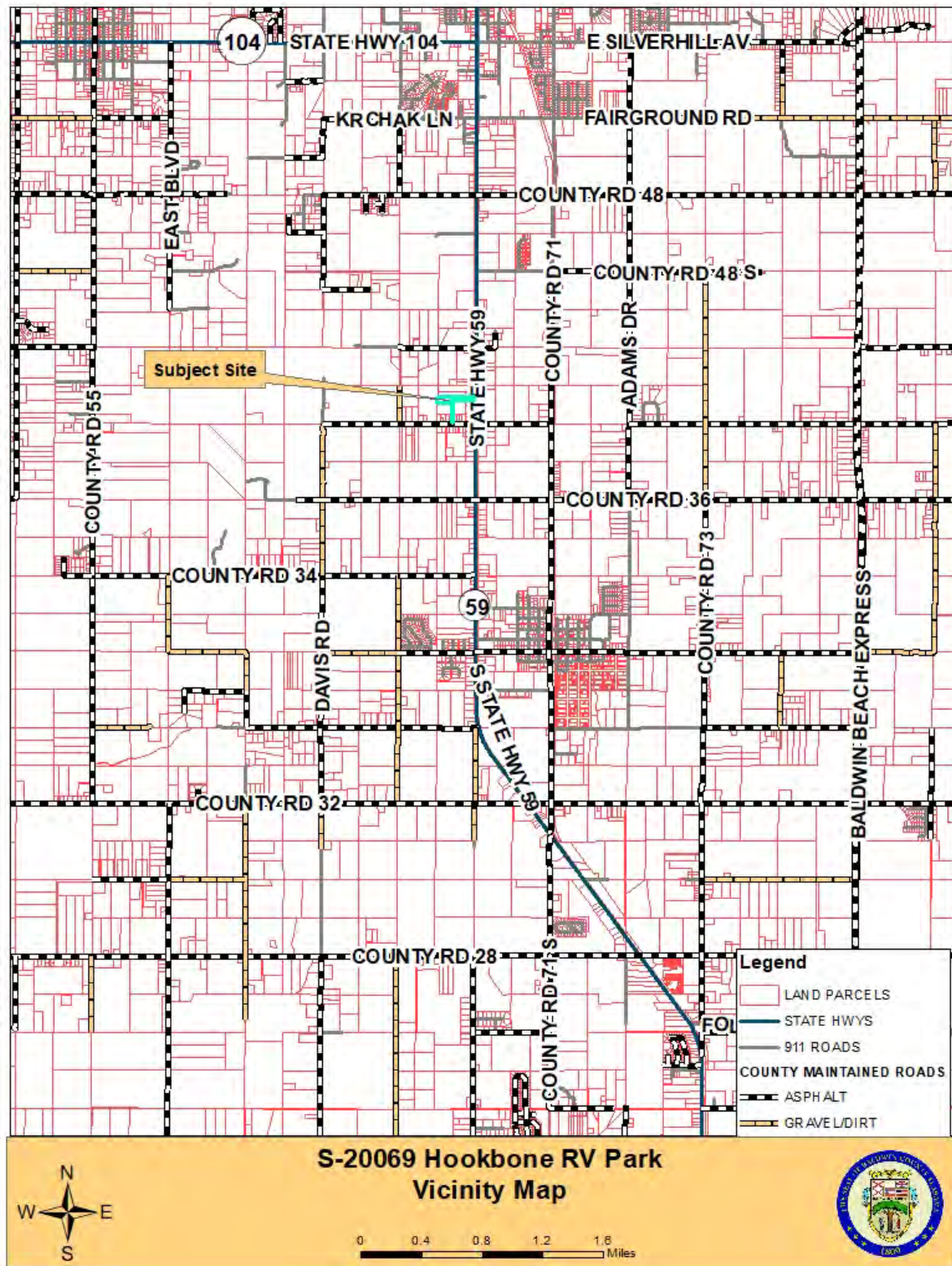
V. STAFF COMMENTS:

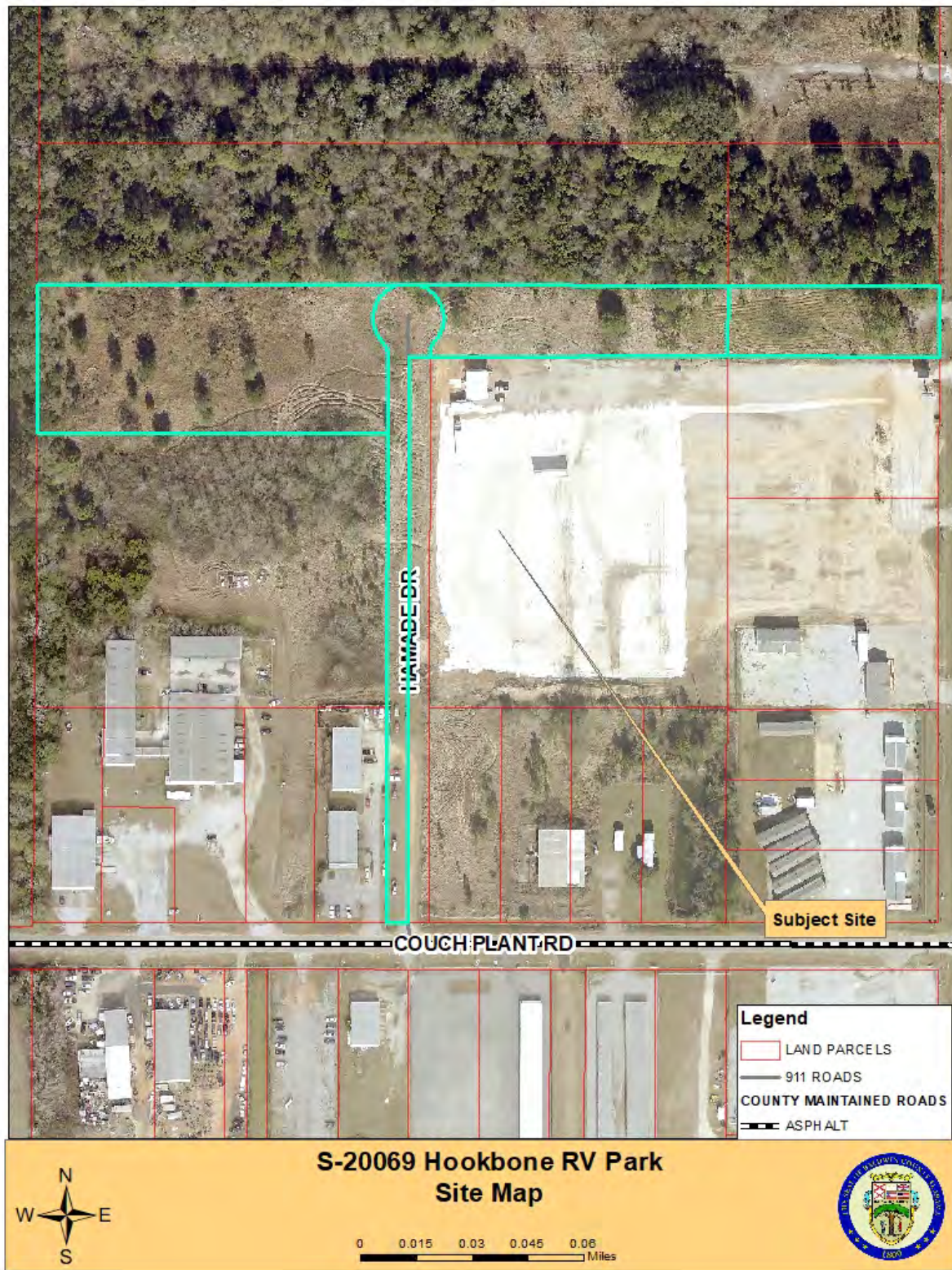
Items for consideration:

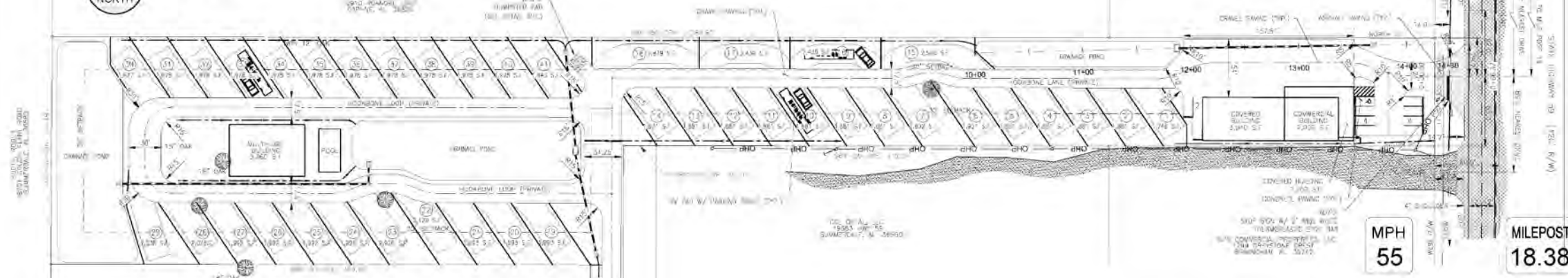
- All items of the Final Site Plan application meet the requirements of the subdivision regulations.

VI. RECOMMENDATIONS:

Staff recommends that the Final Site Plan approval for Case No. S-20069, Hookbone RV Park, be **APPROVED.**







MPH
55

MILEPOST
18.38

NOTES:

- SEE SHEET C1.0 FOR GENERAL NOTES.
- THE INTERNAL RIGHTS-OF-WAY, ROADS, EASEMENTS AND DRAINAGE FACILITIES ARE PRIVATE AND WILL BE MAINTAINED BY THE DEVELOPER/OWNER AND WILL NOT BE MAINTAINED BY BALDWIN COUNTY. IF INDIVIDUAL LOTS, SITES, UNITS, ETC., ARE TO BE SOLD, THE DEVELOPER/OWNER SHALL BE REQUIRED TO MEET THE CURRENT BALDWIN COUNTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME, AND THE PROPERTY SHALL BE BROUGHT INTO COMPLIANCE WITH THOSE REGULATIONS PRIOR TO SUCH SALE OR ATTEMPTED SALE.
- DEFENTION AND COMMON AREAS SHALL BE MAINTAINED BY THE DEVELOPER/OWNER AND NOT BY THE TOWN OF SUMMERDALE, BALDWIN COUNTY, OR THE STATE OF ALABAMA.

PROJECT NARRATIVE:

THE PROJECT CONSISTS OF DEVELOPING AN OPEN FIELD INTO AN RV PARK ON 4.77 ACRES. THE ROAD INFRASTRUCTURE IS SLATED TO BE GRAVEL. THERE WILL BE A TOTAL OF 41 HOOKUPS. THE WATER SUPPLY WILL BE PROVIDED BY A 4" WATER MAIN. THE SEWER WILL BE GRAVITY TO THE CENTRAL COLLECTION SYSTEM ALONG STATE HIGHWAY 59.

SITE PLAN DATA:

UNIT SIZE:	4.77 AC.± (207,781 S.F.)
USE:	COMMERCIAL & RV PARK
SMALLEST SPACE SIZE:	1,748 S.F.
TOTAL NUMBER OF HOOKUPS:	41
PARKING SPACES:	49
LINEAR FEET OF PRIVATE ROADS:	2,556 LI
TOTAL IMPERVIOUS AREA:	10,742 SF
DENSITY:	8.60 HOOKUPS/ACRE
TOTAL USABLE OPEN SPACE:	18,286 SF
COUNTY:	BALDWIN
CITY & STATE:	SUMMERDALE, AL
STREET:	STATE HIGHWAY 59
ZONING:	NONE
OPEN SPACE:	2.36 AC/50.0%
FRONT SETBACK:	0'
REAR SETBACK:	0'
SIDE SETBACK:	50'

CONTACT INFORMATION:

OWNER:
JOHN R. & TAMMY P. HUDSON
19665 HIGHWAY 59
SUMMERDALE, AL 36580
(251) 223-7777

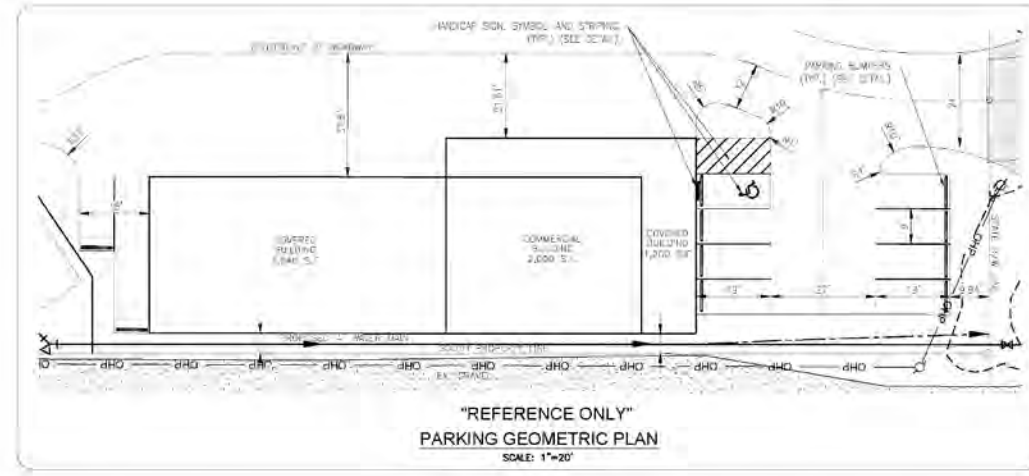
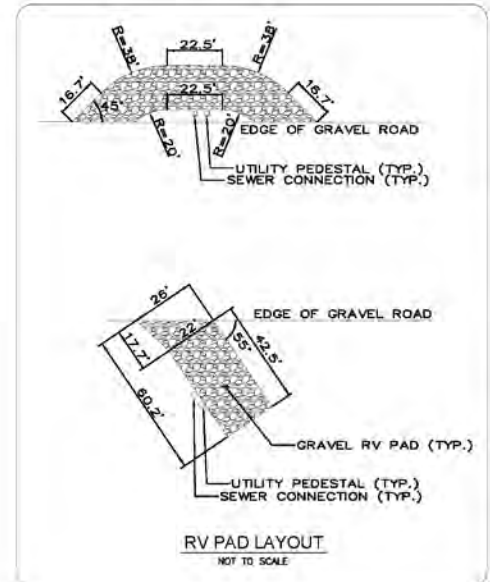
ENGINEER:
LIEB ENGINEERING COMPANY, LLC
PO BOX 2266
FAIRHOPE, AL 36533
(251) 978-9779
CONTACT: CHRIS LIEB, PE

SURVEYOR:
J PIERCE AND ASSOCIATES, LLC
16116 OLD GANEY ROAD
BAY MINETTE, AL 36507
(251) 508-5975

UTILITY PROVIDERS

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

ISSUED FOR REVIEW



SURVEYOR'S CERTIFICATION

RECORD DESCRIPTION:

COMMENCE AT A POINT BEING USED AS THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP-7-SOUTH, RANGE-6-EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN S 0°08'33" W 1805.85 FEET TO A POINT; THENCE RUN N 89°55'55" W 42.15 FEET TO A POINT ON THE WEST RIGHT-OF-WAY FOR COUNTY ROAD 91 AND THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE RUN S 0°08'30" W 210.00 FEET ALONG SAID RIGHT-OF-WAY TO A POINT; THENCE RUN N 89°55'55" W 282.56 FEET TO A POINT; THENCE RUN S 0°04'47" W 600.02 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY FOR U.S. HIGHWAY 59; THENCE RUN N 89°55'55" W 175.97 FEET ALONG SAID RIGHT-OF-WAY TO A POINT; THENCE RUN N 0°04'19" E 279.27 FEET TO A POINT; THENCE RUN N 89°06'19" W 167.77 FEET TO A POINT; THENCE RUN N 0°04'47" E 1037.46 FEET TO A POINT; THENCE RUN N 89°41'33" E 167.76 FEET TO A POINT; THENCE RUN N 0°04'53" E 56.36 FEET TO A POINT; THENCE RUN S 89°55'54" E 176.00 FEET TO A POINT; THENCE RUN S 0°04'45" W 622.21 FEET TO A POINT; THENCE RUN S 89°55'52" E 282.75 FEET TO THE POINT OF BEGINNING, BEING A TOTAL AREA OF 10.57 ACRES MORE OR LESS AND SITUATED ENTIRELY IN SECTION 20, TOWNSHIP-7-SOUTH, RANGE-6-EAST, BALDWIN COUNTY, ALABAMA.

I, JACOB PIERCE, A REGISTERED SURVEYOR OF BALDWIN COUNTY, ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF JOHN R. & TAMMY P. HUDSON, THE OWNER, SITUATED IN BALDWIN COUNTY, ALABAMA.

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

JACOB PIERCE DATE
ALA. LIC. NO. 30816-S

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:

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 IS SUBSCRIBED TO THE CERTIFICATE OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT THIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS THE DAY OF 2020.

NOTARY PUBLIC

STATE OF ALABAMA
COUNTY OF BALDWIN

THIS IS TO CERTIFY THAT I, JOHN R. & TAMMY P. HUDSON, AM 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 HEREIN, 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, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS THE DAY OF 2020

OWNER: JOHN R. HUDSON

OWNER: TAMMY P. HUDSON

REVISIONS:

A	ISSUED FOR REVIEW	9/1/2020
B	ISSUED FOR REVIEW	10/15/2020



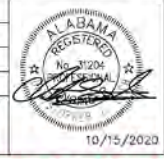
LIEB ENGINEERING COMPANY
PO BOX 2266
FAIRHOPE, AL 36533
PH: (251) 978-9779

NOT VALID WITHOUT THE DATED SIGNATURE AND SEAL OF AN ALABAMA LICENSED ENGINEER.
ALABAMA LICENSED ENGINEER: CHRISTOPHER JAY LIEB, P.E. LICENSE NUMBER 31204
ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER: 4938

JOB NUMBER 2020-026
DRAWN BY: JLG DATE: 9/1/2020 SCALE: 1"=50'
CHECKED BY: CJL APPROVED BY: CJL ENGR: CJL

HOOKBONE RV PARK
OVERALL SITE PLAN
SUMMERDALE, AL
OWNER: JOHN R. & TAMMY P. HUDSON
SHEET NUMBER 3 OF 8

REV B
C3.0



REVISED - RECEIVED 10-29-2020

Baldwin County Planning and Zoning Commission
Case No. S-20071 – Flat Creek Estates, Resub of Lot 1
Development Permit Approval
Staff Report for Planning and Zoning Commission Public Hearing
November 5, 2020
Agenda Item 7.e

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: November 5, 2020 Development Permit Approval Pending

Attachments: Vicinity Map
Site Map
Proposed Plat

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Planning District: District 12 – Zoned RA

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

Parcel Number(s): 05-34-07-26-0-000-001.015

Report Prepared By: Mary Booth; Subdivision Coordinator

III. SUBDIVISION PROPOSAL:

Proposed number of Lots: 7

Linear Feet of Streets: N/A

Total Acreage: ± 86.30 acres

Smallest Lot Size: ± 6.62 acres

Owner/Developer: Schmidt & Roth Properties, LLC
PO Box 122
Loxley, AL 36551

Surveyor: David Lowery Surveying, LLC
55284 Martin Ln
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: Baldwin EMC

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

V. STAFF COMMENTS:

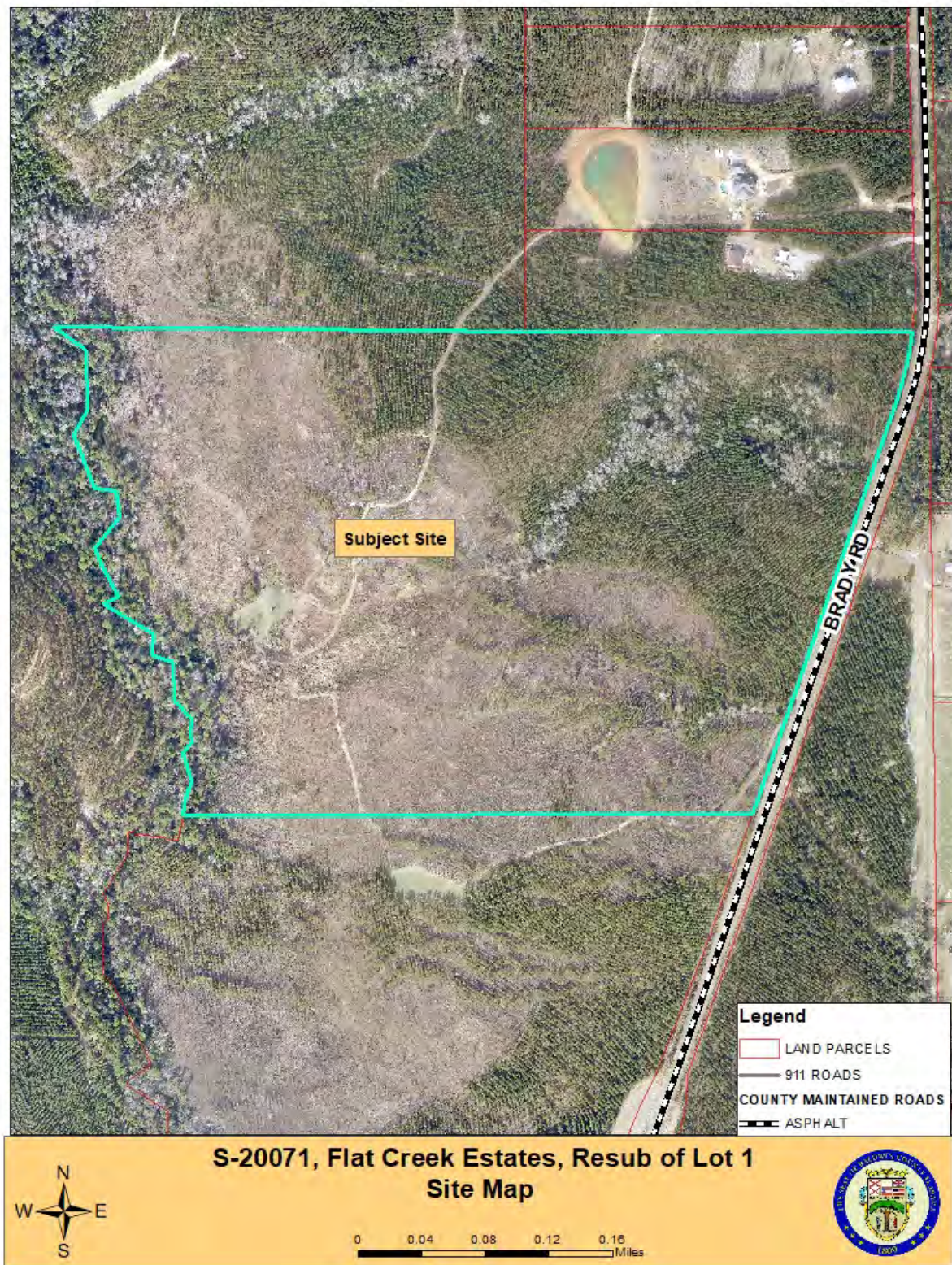
Items for consideration:

- 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-20071, Flat Creek Estates, Resub of Lot 1, be **APPROVED**.





Baldwin County Planning and Zoning Commission
Case No. S-20072 – Davis Road Division, Resub of Lot 1
Development Permit Approval
Staff Report for Planning and Zoning Commission Public Hearing
November 5, 2020
Agenda Item 7.f

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

I. PUBLIC HEARINGS:

Planning Commission: November 5, 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 south side of US Highway 31 between Davis Road and Pimperl Road in the Perdido area.

Parcel Number(s): 05-17-05-21-0-000-001.001

Report Prepared By: Mary Booth; Subdivision Coordinator

III. SUBDIVISION PROPOSAL:

Proposed number of Lots: 2

Linear Feet of Streets: N/A

Total Acreage: ± 13.67 acres

Smallest Lot Size: ± 5.0 acres

Owner/Developer: Big Skyy, LLC
PO Box 912
Foley, AL 36536

Surveyor/Engineer: Goodwyn, Mills and Cawood, Inc.
PO Box 1127
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:	On-Site Well
	Sewer:	On-Site Septic
	Electricity:	Alabama Power

Transportation: The proposed Lot 1B will front on Davis Road, a paved and county-maintained road and Lot 1 will front on Pimperl Road, a paved and county-maintained road.

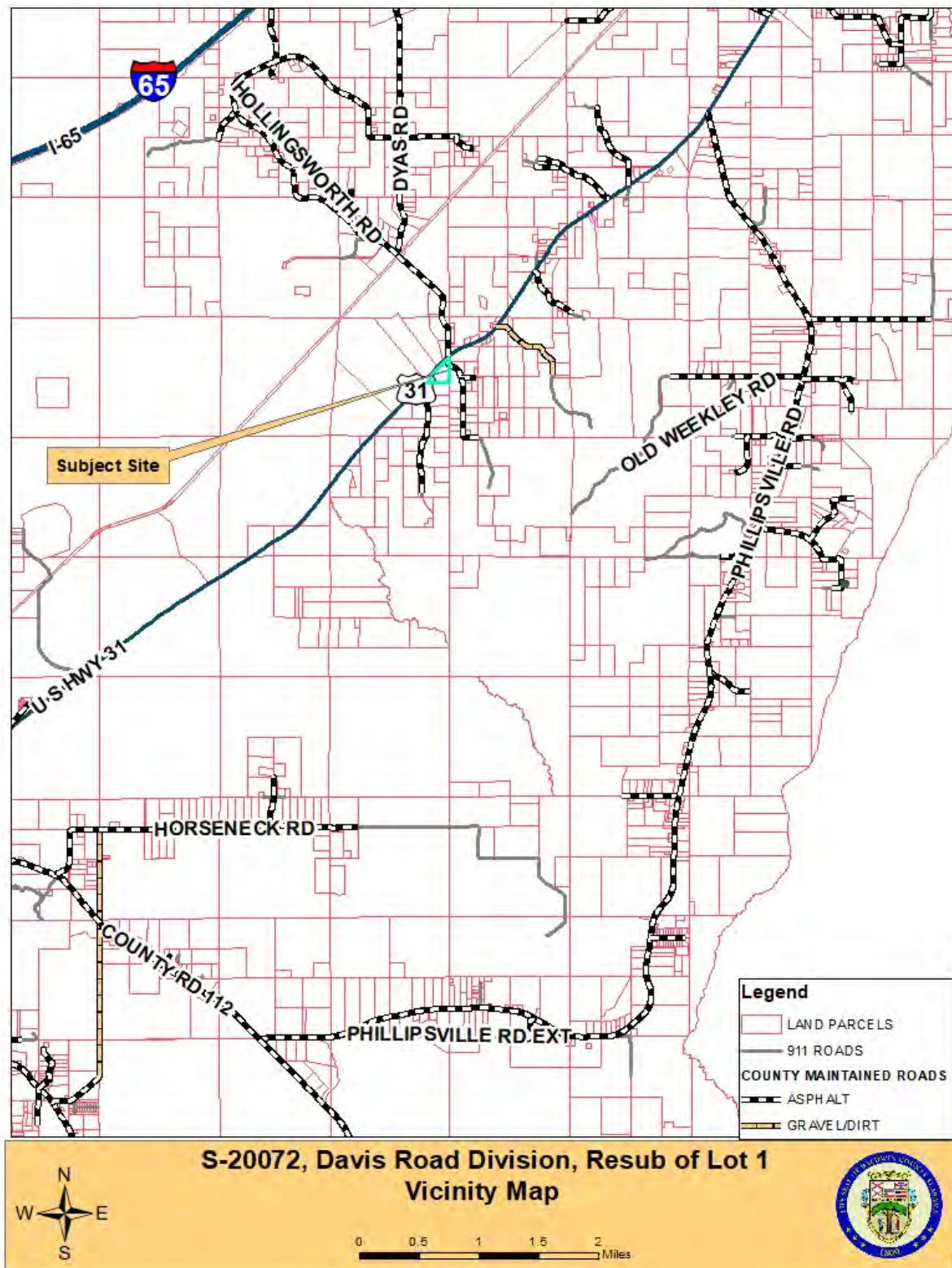
V. STAFF COMMENTS:

Items for consideration:

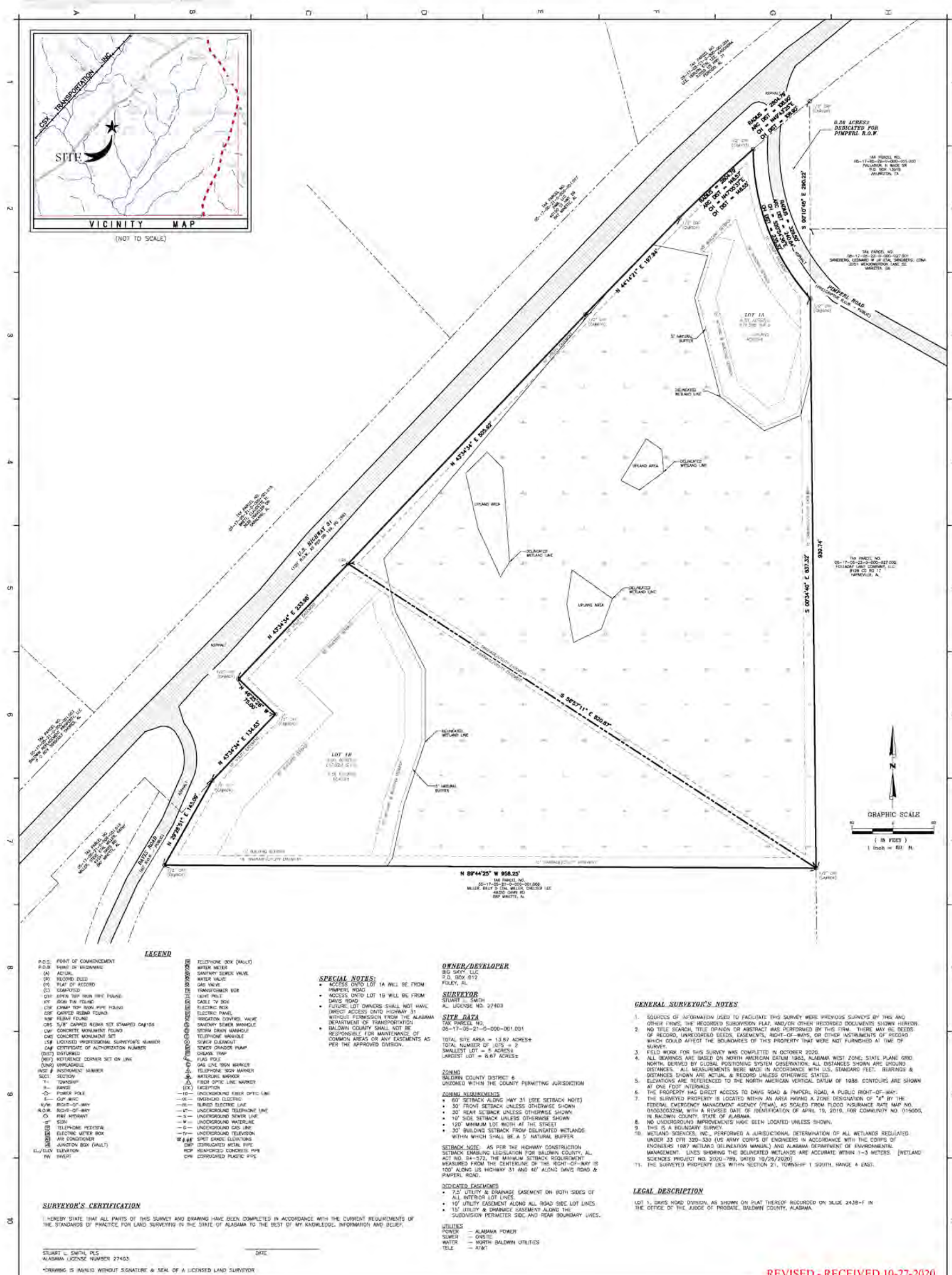
- A current title document within 60 days of the application is required. The title document provided was older than 60 days and an updated title document has been requested and is expected to be received prior to the Planning Commission meeting.
- All other items of the Development Permit application meet the requirements of the subdivision regulations.

VI. RECOMMENDATIONS:

Staff recommends that the Development Permit application for Case No. S-20072, Davis Road Division, Resub of Lot 1, be **APPROVED** contingent upon receipt of updated title document.







CERTIFICATION OF OWNERSHIP AND DEDICATION:
STATE OF ALABAMA
COUNTY OF BALDWIN
THIS IS TO CERTIFY THAT I (WE), THE UNDERSIGNED, AM (ARE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED HEREON, AND THAT I (WE) 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, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND COMMENTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT
DATED THIS _____ DAY OF _____, 20____

BIG SKYY, LLC (REPRESENTATIVE)
P.O. BOX 1112
TOLLY, AL

ACKNOWLEDGEMENT OF NOTARY PUBLIC:
STATE OF _____
COUNTY OF _____
I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT WHOSE NAME(S) IS (ARE) BIG SKYY, LLC SUBSCRIBED TO THE CERTIFICATION 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 _____, 20____

NOTARY PUBLIC _____

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY HEALTH DEPARTMENT
THE LOTS ON THIS PLAT ARE SUBJECT TO APPROVAL OR REJECTION BY THE BALDWIN COUNTY HEALTH DEPARTMENT. NO REPRESENTATION IS MADE THAT ANY LOT ON THIS PLAT WILL ACCOMMODATE AN ONSITE SEWAGE SYSTEM (OSS). THE APPROPRIATENESS OF A LOT FOR WASTEWATER (SEWAGE) TREATMENT AND DISPOSAL SHALL BE DETERMINED WHEN AN APPLICATION IS SUBMITTED. IF PERMITTED, THE LOT APPROVAL MAY CONTAIN CERTAIN CONDITIONS WHICH RESTRICT THE USE OF THE LOT OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS, AND THESE ARE ON FILE WITH THE SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HEREON.

AUTHORIZED SIGNATURE _____

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER
THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.
THIS _____ DAY OF _____, 20____

AUTHORIZED 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 PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.
THIS THE _____ DAY OF _____, 20____

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 _____, 20____

BY: _____
ITS: _____

CERTIFICATE OF APPROVAL BY ALABAMA POWER
THE UNDERSIGNED, AS AUTHORIZED BY ALABAMA POWER 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 AT&T
THE UNDERSIGNED, AS AUTHORIZED BY AT&T 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 NORTH BALDWIN UTILITIES
THE UNDERSIGNED, AS AUTHORIZED BY NORTH BALDWIN UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.
THIS _____ DAY OF _____, 20____

AUTHORIZED SIGNATURE _____

RESUBDIVISION OF LOT 1
DAVIS ROAD DIVISION
PRELIMINARY/FINAL PLAT

2 of 2

ALABAMA
COMMISSIONED
NO. 21451
PROFESSIONAL
SURVEYOR
STUART L. SMITH

BIG SKYY, LLC
BAY/INETTE.AL

GMC Project #
CM0820108

ISSUE DATE
PLAT NOVEMBER 2020

DRAWN BY: SLS
CHECKED BY: SLS

2039 Main Street
Daphne, AL 36526
T 251.628.2626
GMCNETWORK.COM

GMC
GOLDWYN, MILLS & CAWOOD, INC.



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Agenda Item 8.a

Case No. TA-20002

Amendments to the *Baldwin County Zoning Ordinance*

Article 7 and Article 22

Off-street Parking Requirements for the TR, Tourist Resort District

November 5, 2020

Proposed Amendment Information

General Information:	Amendments to Article 7 and Article 22 of the <i>Baldwin County Zoning Ordinance</i> , pertaining to off-street parking requirements for the TR, Tourist Resort District.
Lead Staff:	Vince Jackson, Development Review Planner
Attachments:	Text of Proposed Amendments

Summary and Recommendation

I. DISCUSSION:

Based on recent discussions new regulatory language pertaining to off-street parking requirements for the TR, Tourist Resort District, has been drafted as proposed text amendments to the *Baldwin County Zoning Ordinance* (Article 7 and Article 22). The purpose is to allow off-street parking spaces located on abutting/contiguous parcels to be included in the parking calculations for permitted uses and structures which are zoned TR, Tourist Resort District. If approved additional notations will be made to Articles 15 and 23 as needed and required.

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

II. RECOMMENDATION:

Staff recommends **APPROVAL** of Case TA-20002. *

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

PROPOSED AMENDMENTS

Article 22 Definitions

Hotel. Except as otherwise provided, a A transient commercial lodging establishment consisting of one or more buildings used for this purpose, including accessory uses such as eating and drinking facilities, recreation facilities and parking. This category includes motels and motor hotels. Lodgings may consist of sleeping rooms only or may include cooking facilities also but are not intended for permanent occupancy.

Article 7 Tourist District

Section 7.1 TR, Tourist Resort District

7.1.1 *Generally.* This zoning district is intended to provide for tourist lodging facilities and associated resort and recreation activities.

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

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) The following transportation, communication, and utility uses: water well (public or private).
- (c) Outdoor recreation uses.
- (d) The following general commercial uses: country club; hotel or motel.
- (e) The following institutional uses: church or similar religious facility.

(f) The following agricultural uses: Silviculture.

(g) The following major commercial uses: automobile storage (parking lot/garage) as an accessory use for a hotel on an abutting/contiguous parcel.

~~(g)~~ (h) Accessory structures and accessory uses such as food service, gift or novelty shops, and barber or beauty shops conducted primarily for the convenience of visitors or patrons on the premises and contained within a principal building.

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

(a) The following marine recreation uses: marina.

(b) The following general commercial uses: night club, bar, tavern.

(c) The following local commercial uses: bed and breakfast or tourist home; cafe; convenience store; delicatessen; gift shop; restaurant.

(d) The following professional service and office uses: office.

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

Maximum Height of Structure in Feet	45
Maximum Height of Structure in Habitable Stories	4
Minimum Front Yard	40-Feet
Minimum Rear Yard	40-Feet
Minimum Side Yards	20-Feet
Minimum Lot Area	5 Acres
Maximum Impervious Surface Ratio	.80
Minimum Lot Width at Building Line	270-Feet
Minimum Lot Width at Street Line	270-Feet

7.1.5 *Off-street parking requirements.* In determining compliance with the off-street parking requirements of Article 15, off-street parking spaces, located on abutting/contiguous parcels, may be included in the parking calculations for permitted uses and structures. As used in this section, abutting/contiguous parcel shall mean any parcel that is immediately adjacent to, touching, or separated from such a common border by a right-of-way, alley, or easement.

- (a) The abutting/contiguous parcel used for off-street parking shall have the same owner as the parcel which is the location for the permitted, principal use.
- (b) Off-street parking authorized under this Article 7.1.5 shall be an accessory use for the permitted, principal use on the abutting/contiguous parcel only.
- (c) When the abutting/contiguous parcel is not separated from the permitted, principal use by a right-of-way, the off-street parking areas shall be connected to the permitted, principal use by a pedestrian walkway or sidewalk which meets the requirements of the Americans with Disabilities Act (ADA).
- (d) When the abutting/contiguous parcel is separated by a right-of-way, the road or street shall be no wider than two (2) lanes and shall be classified no higher than a Minor Arterial according the Alabama Department of Transportation (ALDOT) Functional Classification System. Safe and convenient crosswalks, subject to ADA requirements shall be provided.
- (e) Off-street parking located on an abutting/contiguous parcel shall not be converted to a different use which would reduce the number of parking spaces below that which would be required for the permitted, principal use on the adjacent parcel.



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Agenda Item 8.b

Case No. P-20011

Nguyen Property

Conditional Use Approval for a Wireless Telecommunications Facility

November 5, 2020

Subject Property Information

Planning District: 30
General Location: West side of James Road, west of County Road 12 South
Physical Address: 9299 James Road
Parcel Numbers: 05-61-02-09-0-001-008.000
Existing Zoning: RA, Rural Agriculture District
Existing Land Use: Agricultural/Undeveloped
Proposed Land Use: Wireless Telecommunication Facility
Acreage: Eight (8) acre parcel, 5625 square foot easement
Applicant: Ryan Shahan
5506 Heart Pine Way
Katy, Texas 77494
Owner: Bac Van Nguyen
2006 Tammany Court
Foley, Alabama 36535
Lead Staff: Vince Jackson, Development Review Planner
Attachments: *Within Report*

Adjacent Land Use		Adjacent Zoning
North	Agricultural/Undeveloped	City of Foley
South	Agricultural/Undeveloped	City of Foley
East	Agricultural/Undeveloped	City of Foley
West	Agricultural/Undeveloped	City of Foley

Summary

The subject property, which consists 8 acres, is zoned RA, Rural Agricultural District. According to the information provided, the purpose of the Conditional Use is to allow the construction of 180 ft monopole designed cell tower and installation of the supporting ground equipment within the 5625 sq ft easement area. This tower will provide much needed communications services to the surrounding area and provide relief for the existing network.

Section 3.2 RA Rural Agricultural District

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

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

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

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

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

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

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

3.2.5 *Area and dimensional ordinances.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, *Section 12.4: Height Modifications*, *Section 12.5: Yard Requirements*, *Section*

12.6: Coastal Areas, Section 12.8: Highway Construction Setbacks, Section 18.6 Variances, and Article 20: Nonconformities, the area and dimensional ordinances set forth below shall be observed.

Maximum Height of Structure in Feet	35
Minimum Front Yard	40-Feet
Minimum Rear Yard	40-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	3 Acres
Minimum Lot Width at Building Line	210-Feet
Minimum Lot Width at Street Line	210-Feet

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

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

Section 13.9 Wireless Telecommunications Facilities

13.9.1 *Purpose.* The purpose of this section is to establish minimum standards for wireless telecommunications facilities. The underlying principles of these standards are to: (1) achieve a balance among the number, height, and density of wireless telecommunications facilities that is appropriate for our communities; (2) encourage and maximize the use of existing and approved towers, buildings and other structures to accommodate new wireless telecommunications facilities; (3) ensure the compatibility of towers with, and avoid adverse impacts to, nearby properties; and (4) discourage the proliferation of towers throughout the Planning Districts which have elected to come under the planning and zoning jurisdiction of the Baldwin County Commission.

13.9.2 *Procedures and standards.*

- (a) *Land use certificate required.* All wireless telecommunications facilities are subject to the standards contained in this section and will be required to obtain a land use certificate prior to being granted a building permit.
- (b) *Where permitted.* Wireless telecommunications facilities shall be permitted by right in the M-1 and M-2 districts and by conditional use approval in the RR, RA, B-2, and B-3 districts. Antennas located on existing towers (co-location antennas) and antennas located on alternative support structures shall be permitted by right in all zoning districts.
- (c) *Height.*
 - 1. Antennas located on alternative support structures shall not exceed 15- feet in height above the existing structure on which they are placed.
 - 2. Tower height shall be limited to that height necessary for proper functioning.

(d) *Setbacks.* Wireless telecommunications towers, guys, and accessory structures must comply with the minimum yard requirements of the zoning district in which they are located. Additionally, towers (but not guys and accessory structures) may be placed no closer than a distance equal to the height of the wireless telecommunications facility from any residential structure on adjacent property. Where a tower is permitted in a zoning district adjacent to any residential district the required setback from all residentially zoned property lines shall be a distance equal to the height of the tower.

(e) *Lot size.* Lot size must conform to the minimum lot size requirements of the zoning district in which the Wireless telecommunications facility is located. In the event of a lease, the minimum leased area for wireless telecommunication facilities shall be 5,000 square feet.

(f) *Co-location.*

1. No new antenna support structure shall be permitted unless the applicant demonstrates that no existing antenna support structure can accommodate the applicant's needs.

2. Documentation that reasonable efforts have been made to achieve co-location shall be submitted. Applications for new antenna support structures must include an affidavit from the applicant verifying that no existing sites are available for co-location.

3. Monopole structures shall have the ability to accommodate at least one additional set of antennas. Guyed structures and self-supporting towers shall have the ability to accommodate at least two additional sets of antennas.

(g) *Aesthetics.* The aesthetic properties of each individual wireless telecommunications facility shall be approved as part of the site plan review process.

1. *Appearance.* The design of the tower shall be of a type that has the least visual impact on the surrounding area.

- A. Towers and antennas shall be painted a neutral or blending color so as to reduce visual obtrusiveness, unless subject to any applicable FAA standards. If an antenna is installed on a structure other than a tower, the antenna and supporting telecommunications facilities must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure.

- B. No signage, symbols, or advertisements may be attached to the pole, tower or antenna.

- C. Towers camouflaged to resemble woody trees or indigenous vegetation in order to blend in with the native landscape will be subject to administrative review, as are types of concealment techniques (see *Concealment techniques*).

2. *Accessory structures.*

- A. The design of the compound and its accessory structures shall, to the extent possible, maximize use of building materials, colors, textures, screening and landscaping that effectively blend the tower facilities within the surrounding natural setting and built environment.

- B. In or adjacent to developed properties, accessory structures must be aesthetically and architecturally compatible with the surrounding environment.

Materials such as wood, brick, and stucco should be used as appropriate. The use of metal or metallic-looking materials shall be avoided in as much as shall be practical.

3. Non vegetative screening.

A. Non vegetative screening will be required when it is necessary to reduce the visual impact of a wireless telecommunications compound on adjacent public ways, properties or the neighborhood in which it is located. In or adjacent to developed properties, non-vegetative screening shall be provided in a manner that is compatible with the surrounding character of development, buildings, natural vegetation, and landscaping. Such screening, as required and subject to site plan review, shall have a minimum height of 8-feet, and may consist of one or the following: brick masonry walls, solid wood fencing, berms, or opaque barriers. All non-vegetative screening shall be properly maintained by the property owner or lessor.

B. In isolated nonresidential areas, alternative non vegetative screening methods may be accepted, such as the use of earth-toned, vinyl-coated steel security fencing.

C. In certain locations where the visual impact of the tower would be minimal, such as remote, agricultural or rural locations or developed heavy industrial areas, the non-vegetative screening requirement may be reduced or waived.

D. Wireless telecommunications facilities utilizing underground vaults rather than above ground equipment buildings may be exempted from screening requirements.

4. Landscaping.

A. Landscaping will be required to reduce the visual impact of a compound and its accessory structures on adjacent public ways, properties or the neighborhood in which it is located. In or adjacent to developed properties, landscaping shall be provided in a manner that is compatible with the surrounding character of development, buildings, and natural vegetation.

B. The perimeter of the compound shall be landscaped with a buffer of plant materials that effectively screens the view of the compound from adjacent property and public ways. The standard buffer shall consist of a landscaped strip of at least 4-feet wide outside the perimeter of the compound. In locations where the visual impact of the tower would be minimal, the landscaping requirement may be reduced or waived.

C. A row of trees a minimum of 8-feet tall and a maximum of 10- feet apart shall be planted around the perimeter of the compound fence. A continuous hedge at least 30 inches high at planting capable of growing to at least 36 inches in height within 18 months shall be planted in front of the tree line.

D. All landscaping shall be of the evergreen variety. All landscaping shall be xeriscape tolerant or irrigated and properly maintained by the property owner or lessor to ensure good health and variety.

(h) *Lighting.*

1. Towers shall not be artificially lighted unless required by the FAA or other authority for safety purposes. If lighting is required, “dual lighting” (red at night/strobe during day) shall be preferred unless restricted by the FAA. Lighting must be shielded or directed upward to the greatest extent possible so as to minimize the amount of light that fall onto nearby properties, particularly residences.

2. Basic security lighting for the compound may be permitted, but shall be focused only on the compound itself, and shall be directed away from any adjacent property.

(i) *Environmental impact.* All wireless telecommunications facilities shall comply with the National Environmental Policy Act. If an environmental assessment is required by the Federal Communications Commission (FCC), a copy of the assessment, as well as documentation of the FCC’s subsequent approval thereof, must be submitted at the time of application.

(j) *Safety.*

1. *Radio frequency.* The applicant shall be required to submit documentation that the proposed wireless telecommunications facility complies with the FCC standards for radio frequency emissions, as adopted by the FCC on August 1, 1996.

2. *Structural.* A Professional Engineer shall certify that all antenna support structures and wireless telecommunications equipment are erected and/or installed so as to comply with the co-location requirements as specified in *Section 13.10.2 (f): Co-location*, and wind loading and other structural standards contained in the Building Code as adopted by Baldwin County and the applicable technical codes established by the Electronic Industries Association (EIA/TIA 222-E “Structural Standards for Steel Antenna towers and Antenna Supporting Structures) or the Telecommunications Industry Association. This shall apply to new and modified structures and facilities.

3. *Security of site.* Fencing shall be required to ensure that antenna support structures and their accessory buildings are fully secured. Sufficient anti-climbing measures must be incorporated into each facility, as needed, to reduce potential for trespass and injury.

(k) *Obsolete towers.* In the event the use of any wireless telecommunications facility has been discontinued for the period of 180 days, the wireless telecommunications facility shall be deemed to be abandoned. Determination of the date of the abandonment shall be made by the Zoning Administrator. Upon such abandonment, the owner/operator of the wireless telecommunications facility shall have an additional 180 days within which to reactivate the use of the wireless telecommunications facility to another owner/operator who makes actual use of the wireless telecommunications facility or dismantle and remove the wireless telecommunications facility.

Agency Comments

Baldwin County Highway Department – Weesie Jeffords:

This portion of James road has been conveyed to the City of Foley (it is not County Maintained). Access will need to be coordinated with The City of Foley.

Mary Booth, Subdivision Coordinator: No comments.

ADEM: No comments received.

City of Foley:

Dear Baldwin County Planning & Zoning Department,

The City of Foley respectfully request this application be modified to meet our current telecommunication tower standards. The Comprehensive Plan Future Land Use map shows the property as Residential Medium Density. This parcel is surrounded by City of Foley zoned property and we would like to assure the tower fits with our viewshed.

The City of Foley allows a maximum of 125' with a 125% fall zone. The proposed tower is 180' & shows a 180' fall zone. The application indicates Verizon is leasing a 75' x 75' (5,625 sf) space for the tower base and ground equipment. So, the fall zone of 180' is primarily outside the leased area. Is the remainder of the 8 acres going to be left vacant to accommodate? The City requires a minimum 8' fence with a landscape buffer. What is the height of the proposed fence? Is the existing tree line on the north and east boundary going to remain as a buffer as well?

We appreciate your consideration of our request. It is important we all work together to assure orderly growth.

Sincerely,

Miriam Boutwell

Miriam Boutwell
Community Development Director
Planner/Building Official

United States Navy:


From: Roy, Randy R CIV USN NAVFAC SE JAX FL (USA) <randy.roy@navy.mil>
Sent: Friday, August 28, 2020 8:29 AM
To: D Hart <DHart@baldwincountyal.gov>
Subject: RE: [Non-DoD Source] Re: P-20011 Nguyen Property

DJ,

I spoke with some of our team members. Based on the height of the antenna (below 200') and its location we do not have any major concerns.

Recommendation (Only), a light be added to the antenna to identify it with relation to aviation activities to/from Foley Municipal, Jack Edwards and transitional air traffic in and around the City of Foley. Thank you for reaching out and look forward to continued collaboration on projects and compatible land development opportunities throughout Baldwin County. Be safe.

v/r

Randy Roy
Community Planning Liaison Officer
7550 USS ESSEX Street
Milton, Florida 32570
NAS Whiting Field
850-665-6132 

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Conditional Use Standards

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, provides future land use designations for properties located within the zoned areas of the County. These categories represent the recommendations for the physical development of the unincorporated areas of the County. They are intended for planning purposes only and do not represent the adoption of zoning designations for areas which have not voted their desire to come under the zoning authority of the Baldwin County Commission. Although not legally binding, the future land use designations are evaluated in conjunction with criteria found in the Baldwin County Zoning Ordinance (Zoning Ordinance), the Baldwin County Subdivision Regulations, the Baldwin County Flood Damage Prevention Ordinance and any other ordinances and regulations which the County Commission may adopt. The Baldwin County Master Plan, 2013, indicates a future land use designation of Agricultural for the subject property. Due to the fact that the proposed use may be allowed through the Conditional Use process, it is consistent with the Master Plan.

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

The subject property is currently undeveloped. The property adjoins James Road to the east. The adjoining properties are agricultural and undeveloped. The property is surrounded by parcels which are located within the corporate limits of the City of Foley.

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

As stated above, the purpose of this Conditional Use application is to allow the construction of 180 ft monopole designed cell tower and installation of the supporting ground equipment within the 5625 sq ft easement area. This tower will provide much needed communications services to the surrounding area and provide relief for

the existing network. Surrounding properties are currently undeveloped, with the nearest residences being approximately 350-feet away. Existing tree lines will remain. Staff anticipates no major impacts.

(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.

Staff anticipates no major burdens or impacts on adjacent uses or community facilities or services.

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 subject property, which consists of eight (8) acres, is zoned RA, Rural Agricultural District. According to the information provided, the purpose of the Conditional Use is to allow the construction of 180 ft monopole designed cell tower and installation of the supporting ground equipment within the 5625 sq ft easement area. This tower will provide much needed communications services to the surrounding area and provide relief for the existing network.

Staff has reviewed the submittals for this application and has found that this request meets the County requirements for wireless telecommunication facilities. The major issue, however, pertains to height. The subject tower is proposed to be 180-feet tall which is the height which has typically been approved for cellular towers in the zoned areas of the County. Some have in fact been taller. The zoning ordinance does not stipulate a maximum height, but states that towers should be limited to the height necessary for proper functioning. The City of Foley, on the other hand, is requesting that the tower height be limited to 125-feet in order to be consistent with city requirements. This is due to the fact that the surrounding properties are located within the city. County staff must review the application in accordance with County requirements, which the application does meet. At the same time, we wish to be a good partner with the City of Foley and feel that their concerns should be considered. As a result, the Planning Commission should base its decision on the information obtained from the public hearing. If the members of the Planning share the City's concerns over height, staff would suggest that the decision should be delayed until the next meeting in order to allow for the submission of additional information. *

If the Planning and Zoning Commission should find approval of the request to be warranted, the approval shall be granted with the following conditions:

- Approval shall be for this applicant and this location only.
- An 8' tall fence with a landscaped buffer shall be installed.

- Lighting, as recommended in the U.S. Navy comments shall be installed.
- A Baldwin County Land Use Certificate shall be obtained no later than six (6) months from the date of Conditional Use approval. The Planning Commission may grant additional time if deemed necessary.
- Any expansion of or changes to the proposed wireless telecommunication facility shall necessitate additional review and approval by the Planning Commission.
- The Planning Commission may impose additional conditions as it sees fit.

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

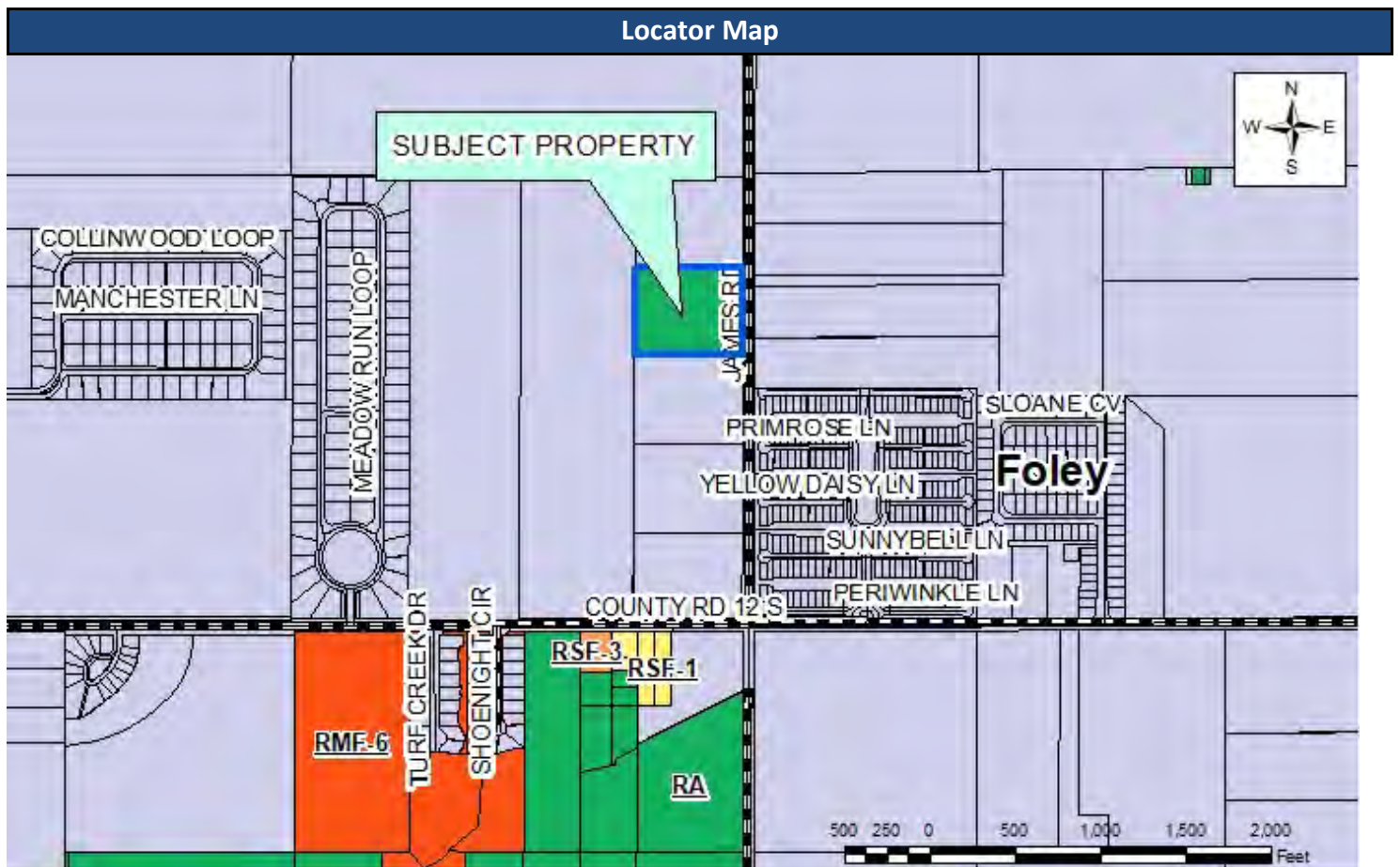


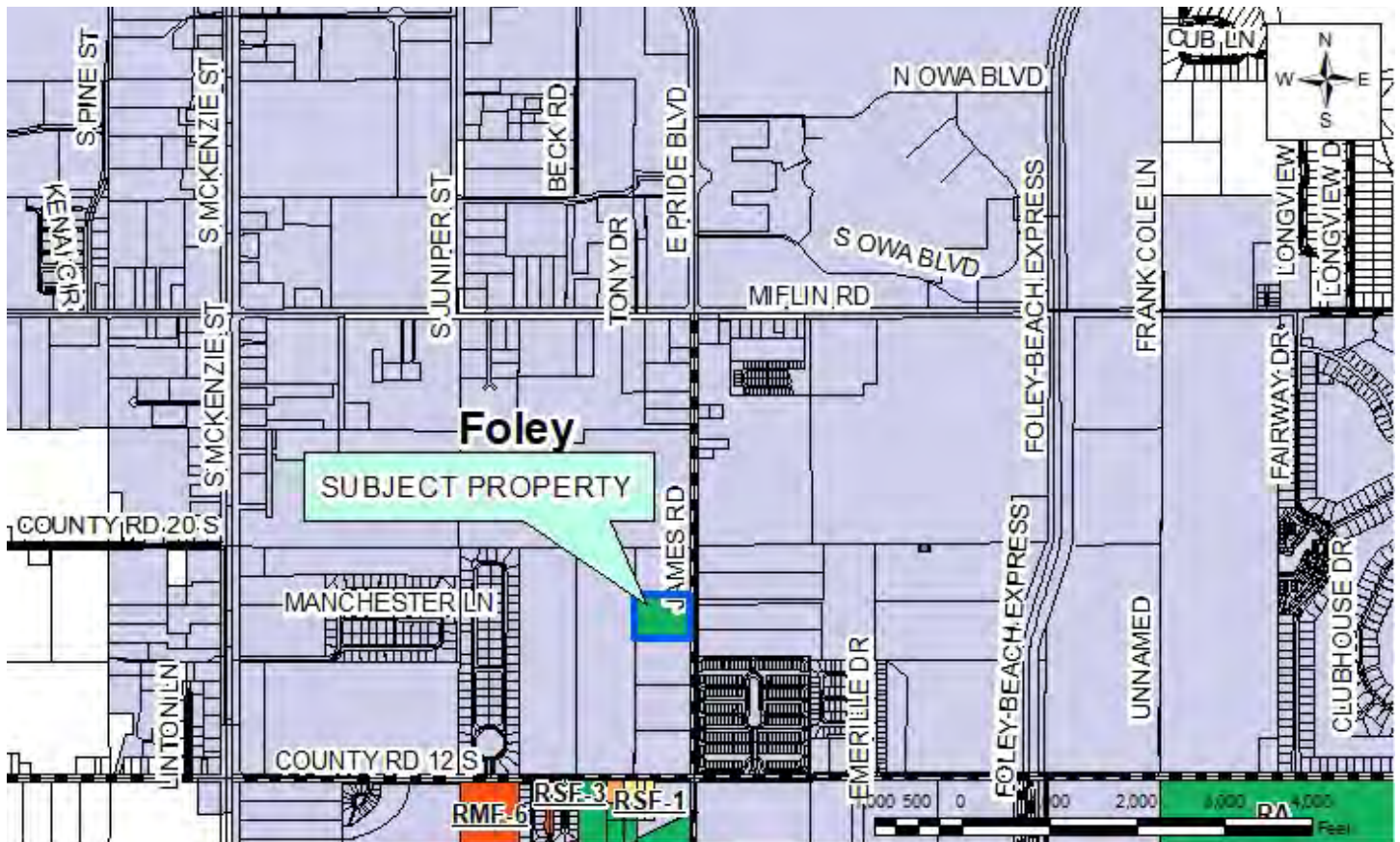
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Property Images

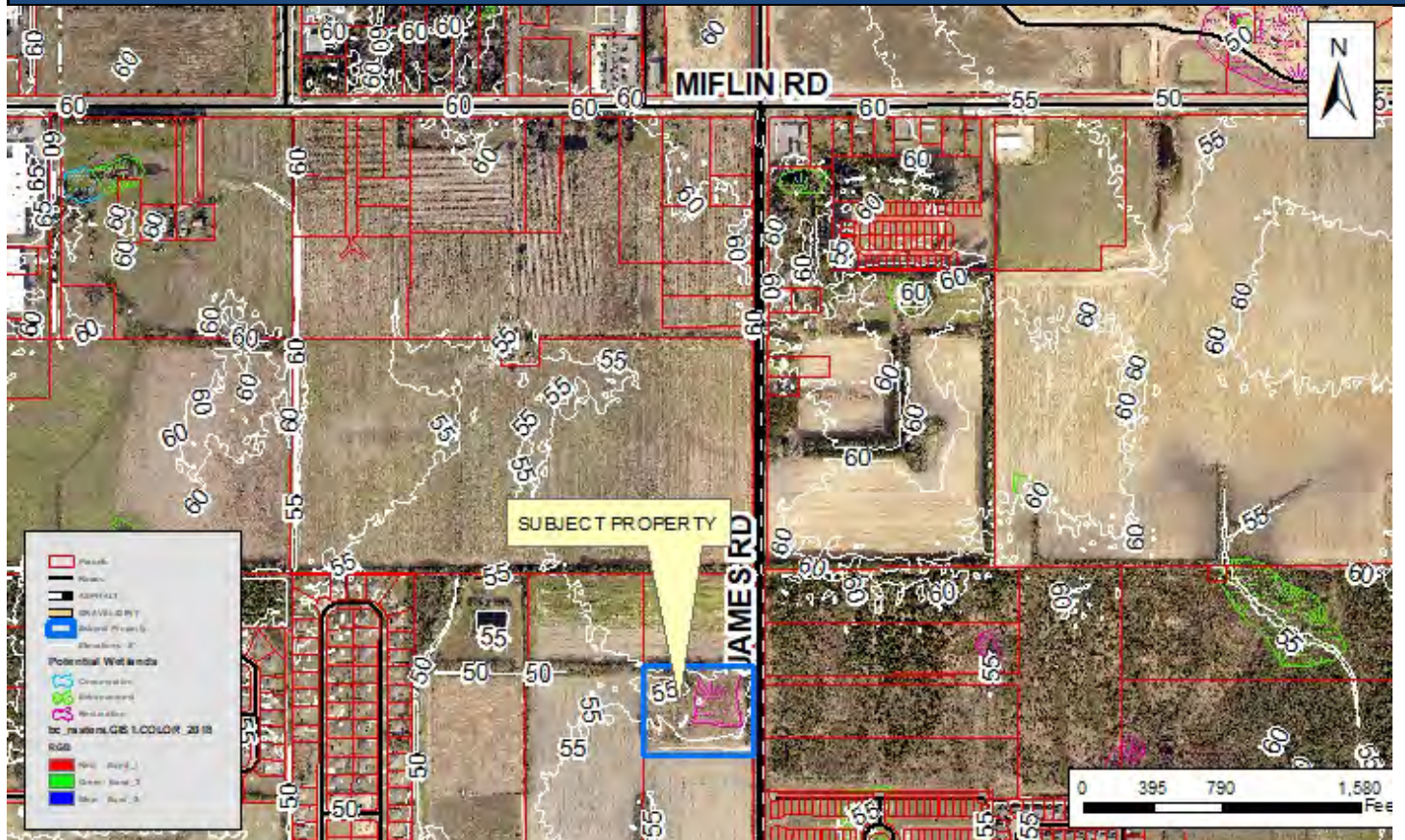








Site Map





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Agenda Item 8.c

Case No. P-20012

Seaman Capital, LLC Property

Conditional Use Approval

November 5, 2020

Subject Property Information

Planning District: 22
General Location: Corner of US Highway 98 and County Road 97
Physical Address: N/A
Parcel Number: 05-52-09-30-0-000-010.008
Current Zoning: B-2, Neighborhood Business District
Existing Land Use: Vacant
Proposed Land Use: Discount/Variety Store (Exceeding 8,000 Square Feet)
Acreage: 2.09 acres, more or less of a 6.96 acre tract
Applicant: The Broadway Group, LLC
PO Box 18968
Huntsville, AL 35804
Owner: Seaman Capital LLC
3 Chery Hills
Shoal Creek, AL 35242
Lead Staff: Linda Lee, Planner
Attachments: *Within Report*

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

Summary and Recommendation

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

The Planning Commission granted Conditional Use approval to this applicant for a proposed store on the west side of this parcel on March 5, 2020. The applicant is proposing to move the store to the east side of the property.

Staff recommends that Case P-20012, Seaman Capital LLC Property be **APPROVED*** subject to the conditions outlined at the end of this staff report.

Current Zoning Requirements

Section 5.2 B-2, Neighborhood Business District

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

5.2.2 Permitted uses. The following uses are permitted as of right, or as uses accessory to permitted uses in the B-2, Neighborhood Business District:

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

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

- | | |
|--|--|
| (a) Air conditioning sales and service | (f) Business machine sales and service |
| (b) Amusement arcade | (g) Car wash |
| (c) Animal clinic/kennels | (h) Country club |
| (d) Arboretum | (i) Discount/variety store (exceeding 8,000 square feet) |
| (e) Ball field | |

- (j) Drug store (exceeding 8,000 square feet)
- (k) Exterminator service office
- (l) Golf course
- (m) Liquor store
- (n) Mini-warehouse
- (o) Night club, bar, tavern
- (p) Office equipment and supplies sales
- (q) Park or playground
- (r) Pawn shop
- (s) Pet shop
- (t) Plumbing shop
- (u) Restaurant sales and supplies

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

5.2.4 Mixed uses. Mixed residential and commercial uses may be permissible as conditional uses in the B-2 Neighborhood Business District, subject to the standards and procedures established in *Section 18.11: Conditional Uses*, and subject to the following criteria:

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

5.2.5 Area and dimensional ordinances.

Maximum Height of Structure in Feet	35
Maximum Height of Structure in Habitable Stories	2 1/2
Minimum Front Yard	30-Feet
Minimum Rear Yard	25-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	20,000 Square Feet
Maximum Impervious Surface Ratio	.60
Minimum Lot Width at Building Line	80-Feet
Minimum Lot Width at Street Line	60-Feet

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

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

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

Agency Comments

Baldwin County Highway Department:

From: Alfreda Jeffords <Weesie.Jeffords@baldwincountyal.gov>

Sent: Thursday, October 22, 2020 8:42 AM

To: D Hart <DHart@baldwincountyal.gov>

Subject: RE: P-20012 Seaman Capital LLC Property

DJ,

This proposed layout will require a commercial turnout permit through the Highway Department for the driveway connecting to CR 97. The Highway Department has received preliminary designs for the stormwater management at this site and road connection, which were compliant to our requirements.

Thank you,

Weesie Jeffords

Baldwin County Commission
Highway Department
Subdivision/Permit Manager

ALDOT:

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

Sent: Tuesday, September 29, 2020 9:05 AM

To: D Hart <DHart@baldwincountyal.gov>

Subject: RE: P-20012

Good morning,

ALDOT has no comment for this one, what is shown is one of our previous comments to the developer. Thanks.

MICHAEL SMITH
AREA PERMIT MNGR.

Staff Analysis and Findings

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

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

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

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

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

The Baldwin County Master Plan – 2013 indicates a future land use designation of Commercial for the subject property. The commercial category is provided for retail and wholesale trade facilities which offer convenience and other types of goods and services. Institutional uses, recreational uses, mixed-use developments and transportation, communication and utility uses may be included in accordance with the Zoning Ordinance. Multiple family developments may also be included. Commercial uses should be located on major streets so as to be accessible to the residential population. Zoning designations may include RR, B-1, B-2, B-3, B-4, MR and TR. The proposed use is consistent with the Master Plan and the requirements of the zoning ordinance.

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

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

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

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

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

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

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

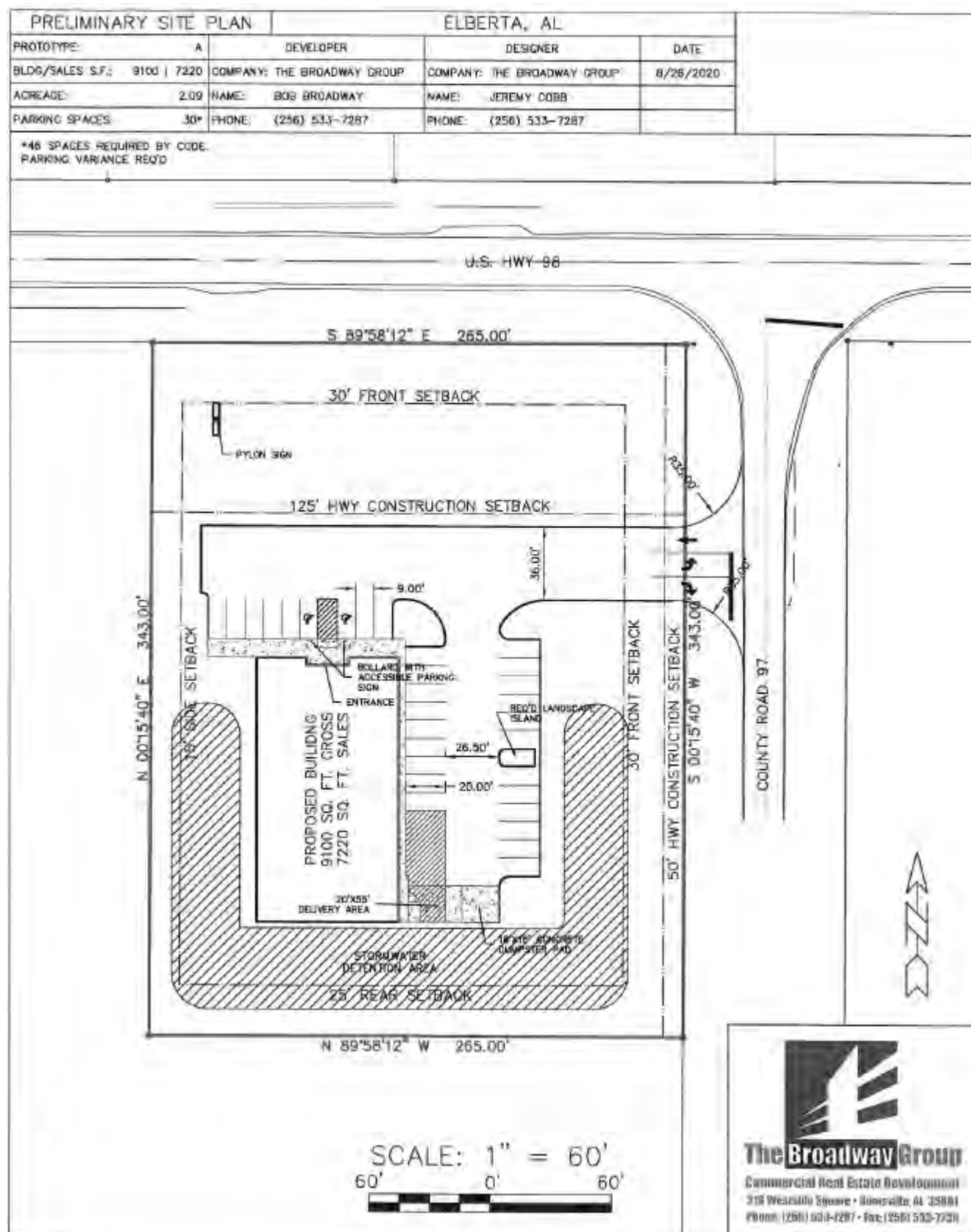
Staff Comments and Recommendation

Staff recommends that Case P-20012 be **APPROVED**, subject to the following conditions:

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

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

Site Plan



Property Images





Rendering of Proposed Retail Store



Landscape Plan

PROPOSED BUILDING
51.0 FT. x 90.0 FT.

LANDSCAPE REQUIREMENTS:
ADJACENT TO U.S. HWY 98 & C.R. 97;
10' W/TH
PLANTED WITH TREES & SHRUBS

REQUIRED TREES: N/A
PROVIDED TREES: 12
REQUIRED SHRUBS: N/A
PROVIDED SHRUBS: 167

PERMETER PARKING: 5' MIN. W/TH
APPROX 1 TREE PER 6 PARKING STALLS

REQUIRED TREES: 30 STALLS/6 = 5
PROVIDED TREES: 5
REQUIRED SHRUBS: N/A
PROVIDED SHRUBS: 45

INTERIOR PARKING: 1 SHADE TREE PER EACH ISLAND

REQUIRED TREES: 5
PROVIDED TREES: 5

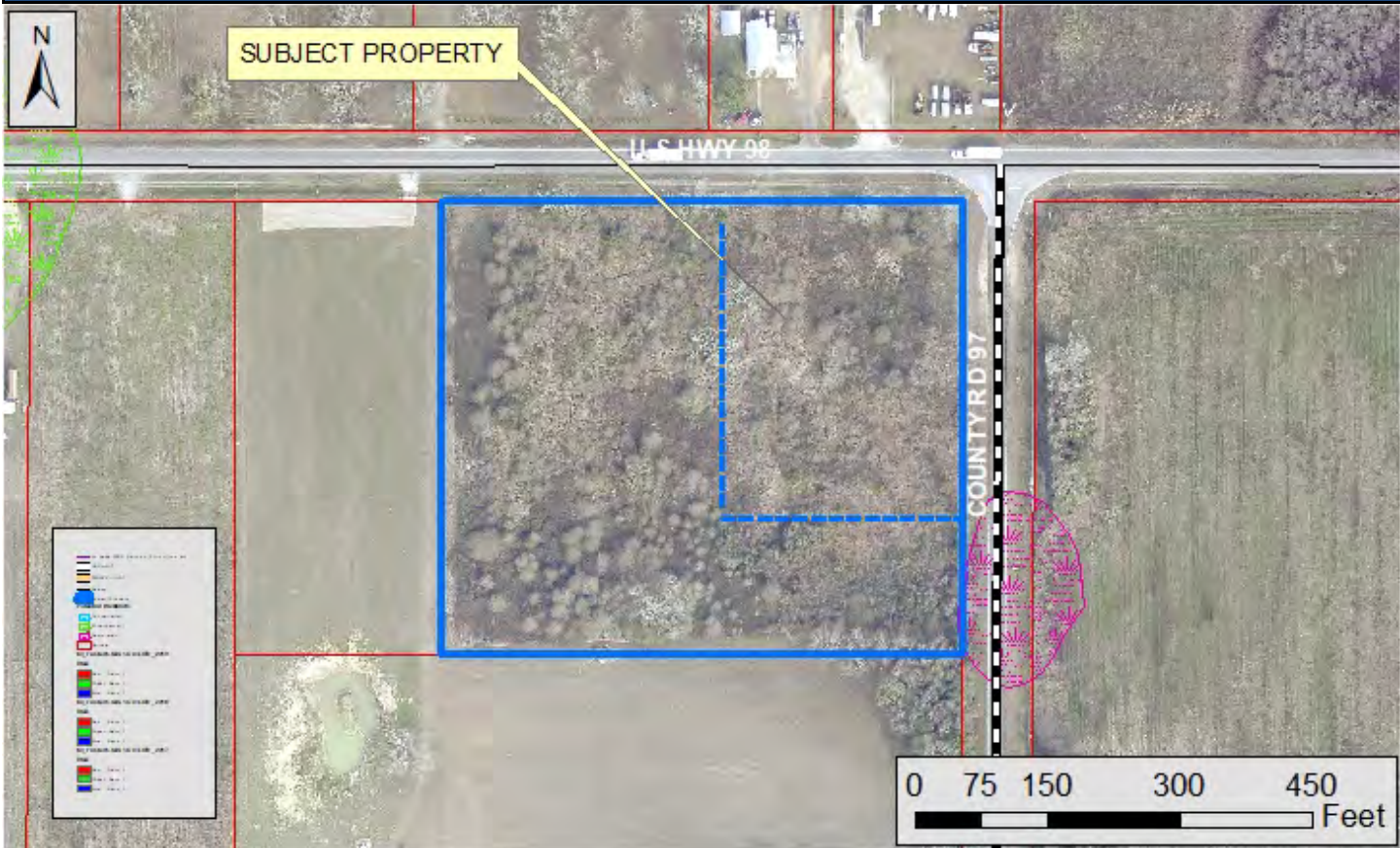
PLANTING SCHEDULE

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Locator Map



Site Map





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Agenda Item 8.d
Case No. P-20013
Neat Property
Conditional Use Approval
November 5, 2020

Subject Property Information

Planning District: 22
General Location: North side of US Hwy 98, East of Breman Rd.
Physical Address: 27300 Schoen Rd, Elberta, AL 36530
Parcel Numbers: 05-53-05-22-0-000-008.000
Existing Zoning: RA, Rural Agriculture District
Existing Land Use: Residential/Agricultural
Proposed Land Use: Wedding and Event Venue
Acreage: 36.7 ± acres
Applicant: John and Karolyn Neat
27300 Schoen Rd
Elberta, AL 36530
Owner: Same
Lead Staff: Celena Boykin, Planner
Attachments: *Within Report*

Adjacent Land Use		Adjacent Zoning
North	Agriculture	RA, Rural Agriculture District
South	Residential and Agriculture	RA, Rural Agriculture District RMH, Residential Manufactured Housing Park
East	Agriculture	RA, Rural Agriculture District
West	Residential and Agriculture	RA, Rural Agriculture District

Summary and Recommendation

The applicant received Conditional Use approval on January 9, 2020 to allow for an event and wedding venue on the subject property and then on June 4, 2020 received an extension for the Conditional Use approval. The applicant is now asking for another Conditional Use approval due to changes on the previously approved site plan. The applicant wants to change the size of the previous building from 36'x48' to 66'x84' and also add

15'x15' gable entrance. Baldwin County Land Use Certificate shall be obtained no later than six (6) months from the date of Conditional Use approval. The Planning Commission may grant additional time if deemed necessary.

Staff recommends that Case P-20013, Neat Property Conditional Use be **APPROVED*** based on the information contained in this staff report.

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

Current Zoning Requirements

Section 3.2 RA Rural Agricultural District

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

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

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

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

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

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

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

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

Maximum Height of Structure in Feet	35
Minimum Front Yard	40-Feet
Minimum Rear Yard	40-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	3 Acres
Minimum Lot Width at Building Line	210-Feet
Minimum Lot Width at Street Line	210-Feet

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

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

Agency Comments

Baldwin County Highway Department – Tyler Mitchel, P.E.: No comment.

Mary Booth, Subdivision Coordinator: No comment.

ADEM: no comments received

Staff Analysis and Findings

As stated previously, the applicant is requesting Conditional Use approval to modify the site plan that was previously approved. The submitted site plan shows the event facility will be larger, 66’x84’ with a 15’x15’ gable entrance. The subject property is currently zoned RA, Rural Agriculture District.

The zoning ordinance does not include a listing for a party/event venue (See Article 23, Table of Permitted Uses). According to *Section 23.6*, “In any case where a requested use is not specifically provided, the Zoning Administrator shall determine the appropriate zoning classification by reference to the most clearly analogous use or uses that are specifically provided.” As a result, staff is comfortable with utilization of the Conditional

Use process for the proposed event/wedding venue. Furthermore, this process will enable the Planning Commission to impose conditions on the approval, if granted, to minimize possible impacts on adjacent property.

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 the subject property as RA, Rural Agriculture District.

RA - Rural Agricultural District

This zoning district provides for large, open, unsubdivided land that is vacant or is being used for agricultural, forest or other rural purposes. Agricultural uses, single family dwellings, outdoor recreation uses, churches and limited commercial activities are among the uses allowed under this designation. The minimum lot size is three acres, and the density is one unit per three acres.

Due to the fact the proposed use is similar to use which may be allowed under the RA designation; it is consistent with the Zoning Ordinance as well as the Master Plan.

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

The subject property is currently occupied with a dwelling and an accessory structure. The property adjoins Schoen Road to the west. The adjoining properties are agricultural, residential, and forested timberland.

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

As stated above, the area set aside for the venue will be confined to the northern side of the property. There will be a facility built for the venues and also an outside area for events. The subject property, which contains 36.93 acres, is mostly wooded which will serve as a natural buffer. The applicants currently live on the property and plan to build a new home on the subject property which will help keep better oversight of the events.

- (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.

Staff anticipates no major burdens or impacts.

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.

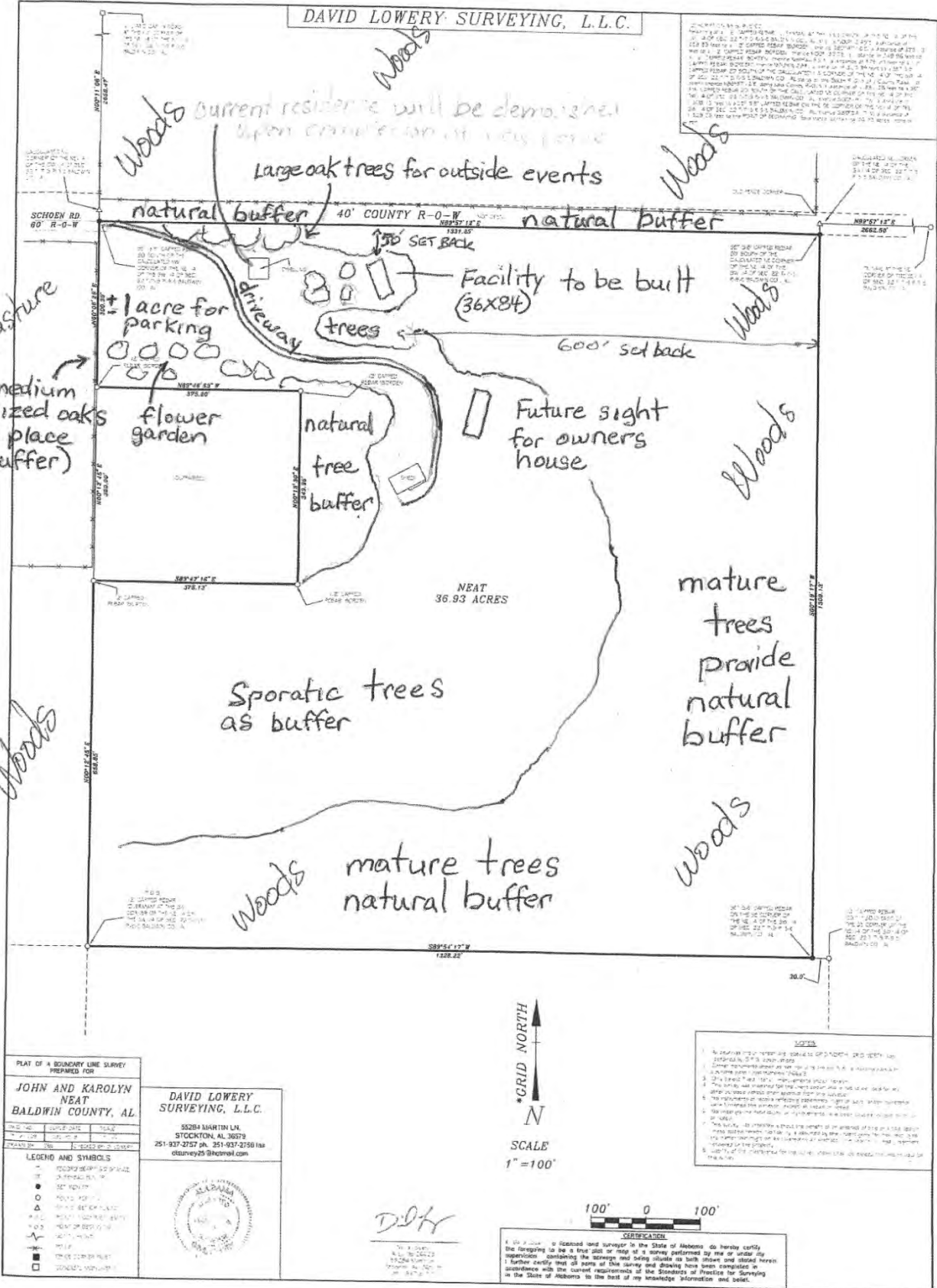
Staff Comments and Recommendation

As stated previously, the applicant is requesting Conditional Use approval to allow event and wedding venue on the parcel. Staff feels this is a reasonable request and recommends the request be **APPROVED*** based on the conditions listed below.

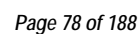
If the Planning and Zoning Commission votes to approve the request the following conditions should be included:

- Approval shall be for this applicant and this location only.
- All off-street parking associated with the venue shall be located on the subject property and shall be confined to the area designated for parking on the submitted site plan. No parking along the right-of-way shall be permitted. Parking shall meet the requirements of Article 15 of the Baldwin County Zoning Ordinance.
- Any lighting, whether permanent or temporary, which might be installed in conjunction with the venue, shall be shielded and directed away from adjacent properties.
- A Baldwin County Land Use Certificate shall be obtained no later than six (6) months from the date of Conditional Use approval. The Planning Commission may grant additional time if deemed necessary.
- All signage must comply with Article 16 of the *Baldwin County Zoning Ordinance*.
- Any expansion of the proposed venue shall necessitate additional review and approval by the Planning Commission.
- The Planning Commission may impose additional conditions as it sees fit.

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



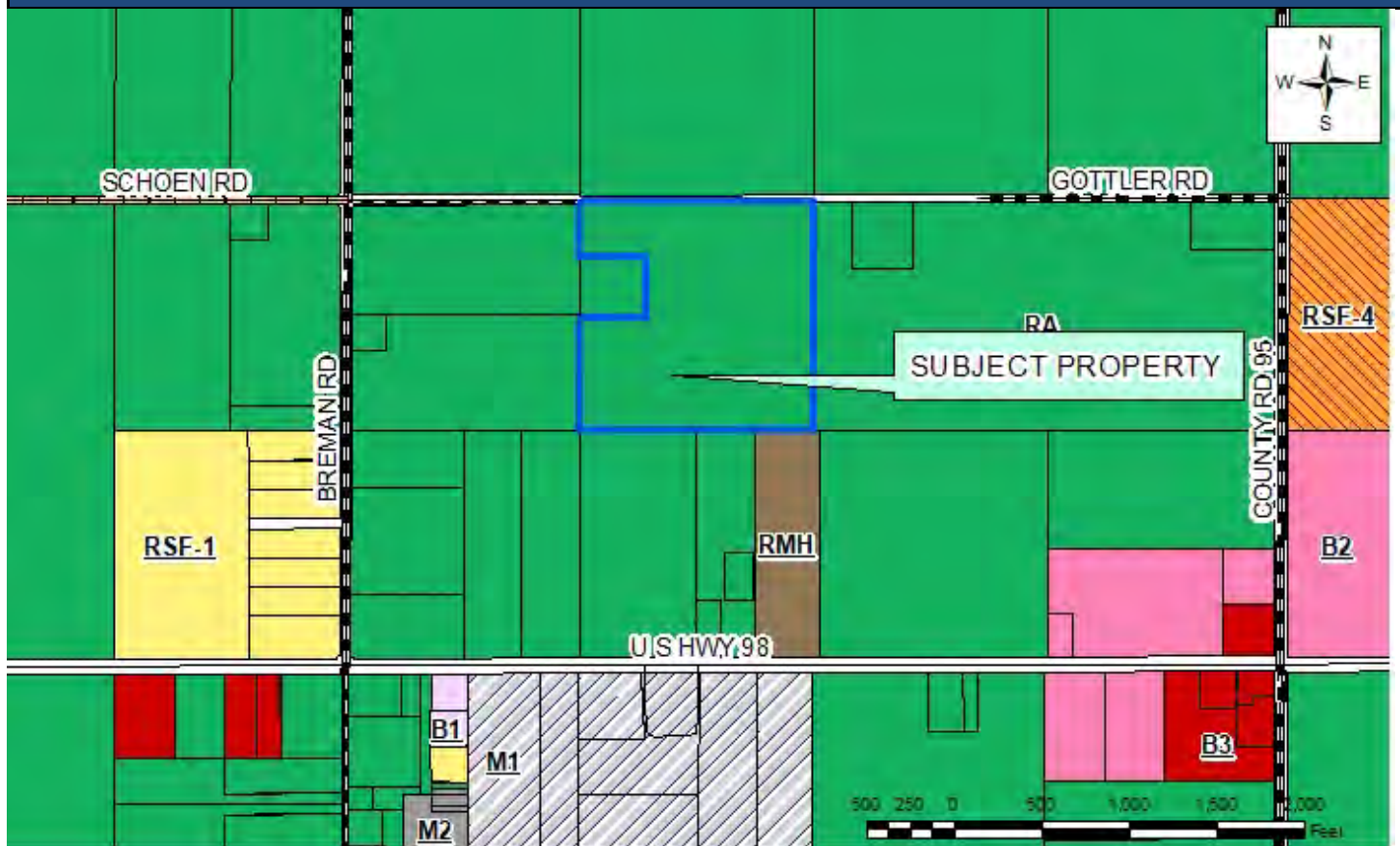
Site Plan



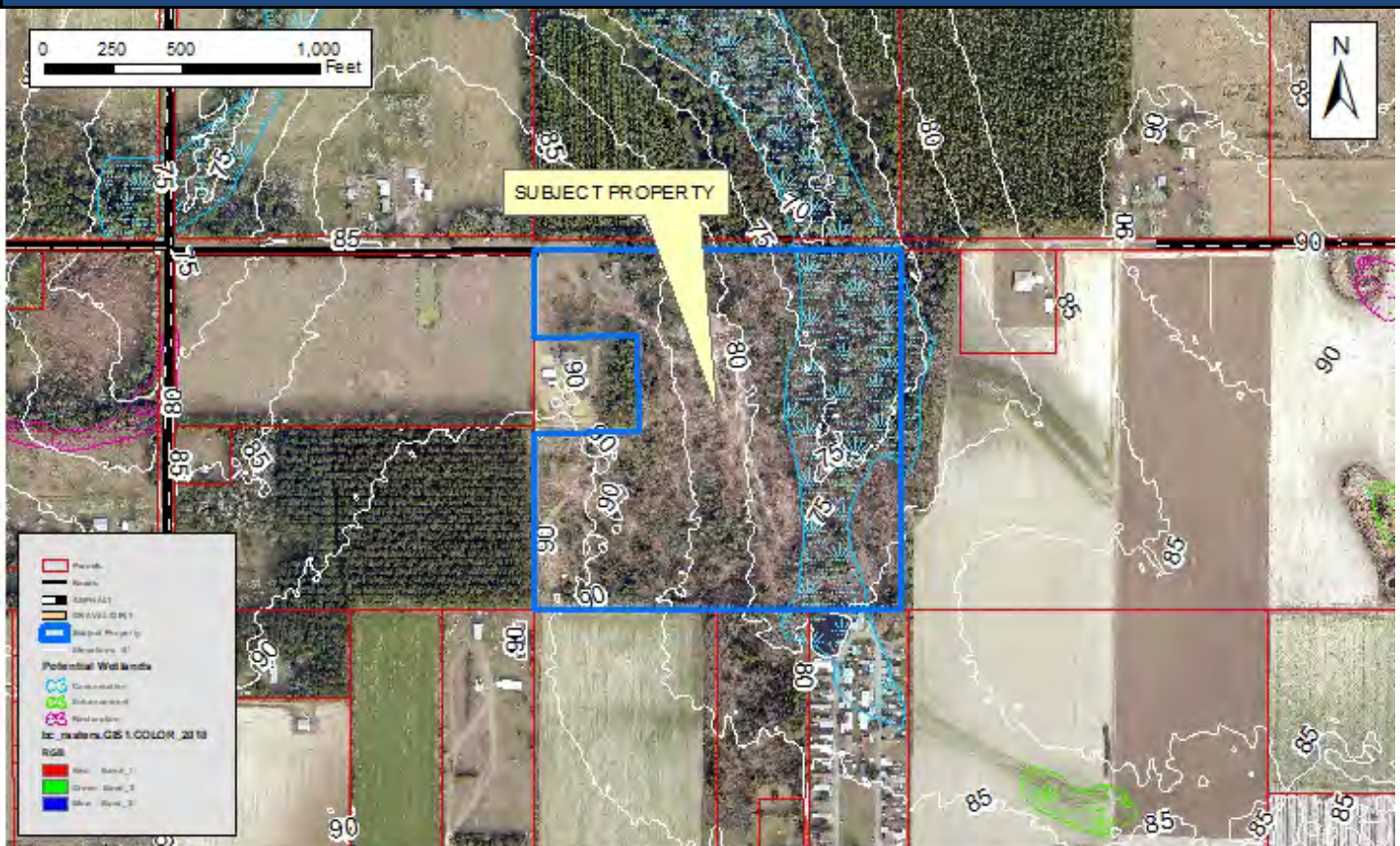




Locator Map



Site Map





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Agenda Item 8.f

Case No. P-20014

Shoenight Property

Conditional Use Approval for a Storage Facility Including Boat and RV Storage

November 5, 2020

Subject Property Information

Planning District: 30
General Location: South side of County Road 12 S, West of Willow Lake Estates Subdivision
Physical Address: 20524 County Road 12 S
Parcel Number: A part of 05-61-05-16-0-001-010.001
Existing Zoning: RMF-6, Multi-Family District
Existing Land Use: Residential
Proposed Land Use: Storage facility including storage for boats and recreational vehicles
Acreage: Approximately 9.8 acres of a 25 acre parcel
Applicant: Paul E. Shoenight, Jr.
PO Box 156
Foley, Alabama 36535
Owner: Paul E. Shoenight, Jr.
Lead Staff: Vince Jackson, Development Review Planner
Attachments: *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Residential	City of Foley (PUD)
South	Vacant	RA, Rural Agricultural District RMF-6, Multi-Family District
East	Residential and Vacant	City of Foley (R1-D) RMF-6, Multi-Family District
West	Vacant and Forested Timberland	City of Foley (GPH-1) RA, Rural Agricultural District

Summary

The subject property, which consists of 25 acres, is currently zoned RMF-6, Multi-Family District and RA, Rural Agricultural District. The applicant has requested Conditional Use approval for a storage facility to be known as Harbor Lighthouse Recreational Storage. As proposed, the facility would be located on approximately 9.8 acres of the property and would be entirely within the area zoned RMF-6. Ten storage buildings and two storage drive boat and rv buildings would be provided. This application is submitted in accordance with Section 13.14 of the zoning ordinance which was adopted earlier this year.

Section 4.9 RMF-6, Multiple Family District

4.9.1 Generally. The intent of this zoning designation is to provide the opportunity for multiple family residential development.

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

4.9.3 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; mini-warehouse.

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

- (a) The following local commercial use: bed and breakfast or tourist home (see *Section 13.11: Bed and Breakfast Establishments*).
- (b) Boarding house, rooming house, lodging house, or dormitory.
- (c) Fraternity or sorority house.

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

Maximum Height of Structure in Feet	35
Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Maximum Density	6 Dwelling Units per Acre

Minimum Lot Area/Dwelling Unit	6,500 Square Feet
Minimum Lot Width at Building Line	60-Feet
Minimum Lot Width at Street Line	30-Feet
Maximum Ground Coverage Ratio	.35

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

Maximum Height of Structure in Feet	35
Minimum Front Yard	25-Feet
Minimum Rear Yard	25-Feet
Minimum Side Yards	25-Feet
Maximum Density	6 Dwelling Units per Acre
Minimum Lot Area	22,000 Square Feet
Minimum Lot Width at Building Line	100-Feet
Minimum Lot Width at Street Line	50-Feet
Maximum Ground Coverage Ratio	.80

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

Maximum Height of Structure in Feet	35
Minimum Front Yard	25-Feet
Minimum Rear Yard	25-Feet
Minimum Side Yards	10-Feet (exterior wall side yards)
Maximum Density	6 Dwelling Units per Acre
Minimum Lot Area/Dwelling Unit	2,500 Square Feet
Minimum Lot Width at Building Line	25-Feet
Minimum Lot Width at Street Line	25-Feet
Maximum Ground Coverage Ratio	.80

Section 13.14 Mini-Warehouses

13.14.1 *Purpose.* The purpose of this section is to establish minimum standards for mini-warehouse facilities.

13.14.2 *Procedures and standards.*

(a) *Land use certificate required.* All mini-warehouse facilities are subject to the standards contained in this section and will be required to obtain a land use certificate prior to being granted a building permit.

(b) *Where permitted.* Mini-warehouse facilities are permitted as follows:

1. Special Exception – RR, Rural District, and RA, Rural Agricultural District

2. **Conditional Use** – **RMF-6, Multiple Family District**, HDR, High Density Residential District, B-1, Professional Business District and B-2, Neighborhood Business District
3. By Right – B-3, General Business District, B-4, Major Commercial District, M-1, Light Industrial District and M-2 General Industrial District

(c) *Land area.* The minimum land area of a mini-warehouse facility shall be three (3) acres.

(d) *Coverage.* Building coverage shall not exceed forty (40) percent of the total lot area.

(e) *Access.*

1. No mini-warehouse facility shall be located except with direct access to a paved county, state or federal highway, with a minimum lot width of not less than 50-feet for the portion used for entrance and exit.
2. All storage spaces shall be served by an access driveway of 11-feet minimum width for each direction of travel. Access drives shall be improved with a suitable hard surface permanent type of pavement such as asphalt, concrete, gravel, limestone or another similar surface.

(f) *Buffering.* In the event a mini-warehouse facility is located adjacent to residentially developed or zoned property, a landscaped buffer with a minimum width of 30-feet shall be provided. Said buffer shall consist of a combination of canopy trees, understory trees and shrubs which shall be of sufficient height to create a visual barrier.

(g) *Design and other requirements.*

1. *Facades.* Facades which are visible from a public right-of-way shall be constructed of masonry, wood or other materials which will present a pleasing appearance and which will be compatible with the surrounding area.
2. *Fencing.* The entire site of a mini-warehouse facility shall be enclosed by security fencing. The minimum height for fencing, along the side and rear property lines, shall be eight (8) feet, for fencing constructed to the exterior of required buffers, or six (6) feet for fencing constructed to the interior of required buffers. Fencing shall be composed of materials designed for such use including masonry, iron, steel, chain link (painted or vinyl coated only), wood or a combination thereof. Fencing along the front of a mini-warehouse facility may be decorative in nature and may be built to a minimum height of four (4) feet.
3. *Lighting.* The maximum height of exterior lights shall be 20-feet. Light fixtures shall be designed to cast light downward. No light shall be aimed directly toward a property designated residential, which is located within 200-feet of the source of the light.
4. *Compartments.* Each storage compartment shall have an independent entrance under the exclusive control of the tenant. The use of storage compartments shall be limited to the storage of personal property and no other use shall be permitted within such compartments.

5. *Outdoor storage.* Outdoor storage of goods and materials, with the exception of boats, recreational vehicles and trailers, shall be prohibited. Boats, recreational vehicles and trailers may be stored on site only if located in an enclosed building or if fully screened from public view by fences, walls, landscaping or a combination thereof.
6. *Parking and landscaping.* Unless otherwise stated herein, all mini-warehouse facilities shall meet the requirements of *Article 15: Parking and Loading Requirements* and *Article 17: Landscaping and Buffers*.

Agency Comments

Baldwin County Highway Department:

From: Alfreda Jeffords <Weesie.Jeffords@baldwincountyal.gov>

Sent: Thursday, October 22, 2020 9:13 AM

To: D Hart <DHart@baldwincountyal.gov>

Cc: Frank Lundy <FLundy@baldwincountyal.gov>; Joey Nunnally <JNunnally@baldwincountyal.gov>; Tyler W. Mitchell <TMITCHELL@baldwincountyal.gov>; Mary Booth <MBOOTH@baldwincountyal.gov>

Subject: RE: P-20014 Shoenight Property

DJ,

The connection to County Road 12 S would be handled through the City of Foley. Per City of Foley Ordinance 20-2013-ORD, maintenance of a portion of County Rd 12, from James Rd west for approximately 2,654, Rd ID 300511 Section 2, was transferred to the City of Foley.

Thank you,

Weesie Jeffords

Baldwin County Commission
Highway Department
Subdivision/Permit Manager
Office: 251.937.0371 ext. 2911

ADEM: No comments received.

ALDOT: No comments received.

Municipality (City of Foley): The comments below were provided for a previous rezoning request on the subject property. They are relevant to the current application.



Baldwin County Planning & Zoning Department
Attn: DJ Hart
PO Box 220
Silverhill, AL 36576

May 20, 2019

RE: ~~Shoenight~~ Property – Case No.Z-19023

Dear Sirs,

We appreciate the opportunity to respond to this application for rezoning.

This property is adjacent to the City of Foley. Specifically, it is adjacent to Meadow Run Subdivision and Willow Lakes Subdivision. These are established residential subdivisions. On behalf of those citizens, as well as other Foley residents in the area, we would request a fenced buffer be provided around this use. A privacy fence with landscaping to protect the view & noise from these residents homes and yards would be desirable.

Please let us know if you have any questions.

Sincerely,

Miriam Boutwell

Miriam Boutwell, AICP, CFM, MPA
Community Development Director
Planner/Building Official

John E. Ivonier
Michael L. Thompson
Wayne Trawick; Vera Quattas; Ralph G. Hellmich; Cecil R. Blackwell; Charles Eberle III
Marilyn Taylor

As stated previously, the subject property, which consists of 25 acres, is currently zoned RMF-6, Multi-Family District and RA, Rural Agricultural District. The applicant has requested Conditional Use approval for a storage facility to be known as Harbor Lighthouse Recreational Storage. As proposed, the facility would be located on approximately 9.8 acres of the property and would be entirely within the area zoned RMF-6. Ten storage buildings and two storage drive boat and rv buildings would be provided. This application is submitted in accordance with Section 13.14 of the zoning ordinance which was adopted earlier this year.

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, provides future land use designations for properties located within the zoned areas of the County. These categories represent the recommendations for the physical development of the unincorporated areas of the County. They are intended for planning purposes only and do not represent the adoption of zoning designations for areas which have not voted their desire to come under the zoning authority of the Baldwin County Commission. Although not legally binding, the future land use designations are evaluated in conjunction with criteria found in the Baldwin County Zoning Ordinance (Zoning Ordinance), the Baldwin County Subdivision Regulations, the Baldwin County Flood Damage Prevention Ordinance and any other ordinances and regulations which the County Commission may adopt.

A future land use designation of Residential is provided for the subject properties. This 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. 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, HDR, RMH and PRD.

Due to the fact the proposed use may be allowed as a Conditional Use, it is istent with the zoning ordinance as well as the Master Plan.

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

The portion of the subject property requested for Conditional Use approval is undeveloped. The property adjoins County Road 12 to the north. The adjoining properties are undeveloped, residential, a church, and a golf course. Much of this area is in the City of Foley with adjacent parcels being zoned for residential and agricultural uses.

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

Staff has reviewed this application and found that the proposal meets the requirements and standards found in Section 13.14 (see above) of the zoning ordinance. This section was intended to provide standards which would lessen the impacts on surrounding properties. As an example, a landscaped buffer of 30-feet is required. For the case at hand, the office, located at the front of the development will include a nice façade along with decorative fencing.

(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.

Staff anticipates no major burdens or impacts.

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 above, the subject property, which consists of 25 acres, is currently zoned RMF-6, Multi-Family District and RA, Rural Agricultural District. The applicant has requested Conditional Use approval for a storage facility to be known as Harbor Lighthouse Recreational Storage. As proposed, the facility would be located on approximately 9.8 acres of the property and would be entirely within the area zoned RMF-6. Ten storage buildings and two storage drive boat and rv buildings would be provided. This application is submitted in accordance with Section 13.14 of the zoning ordinance which was adopted in January.

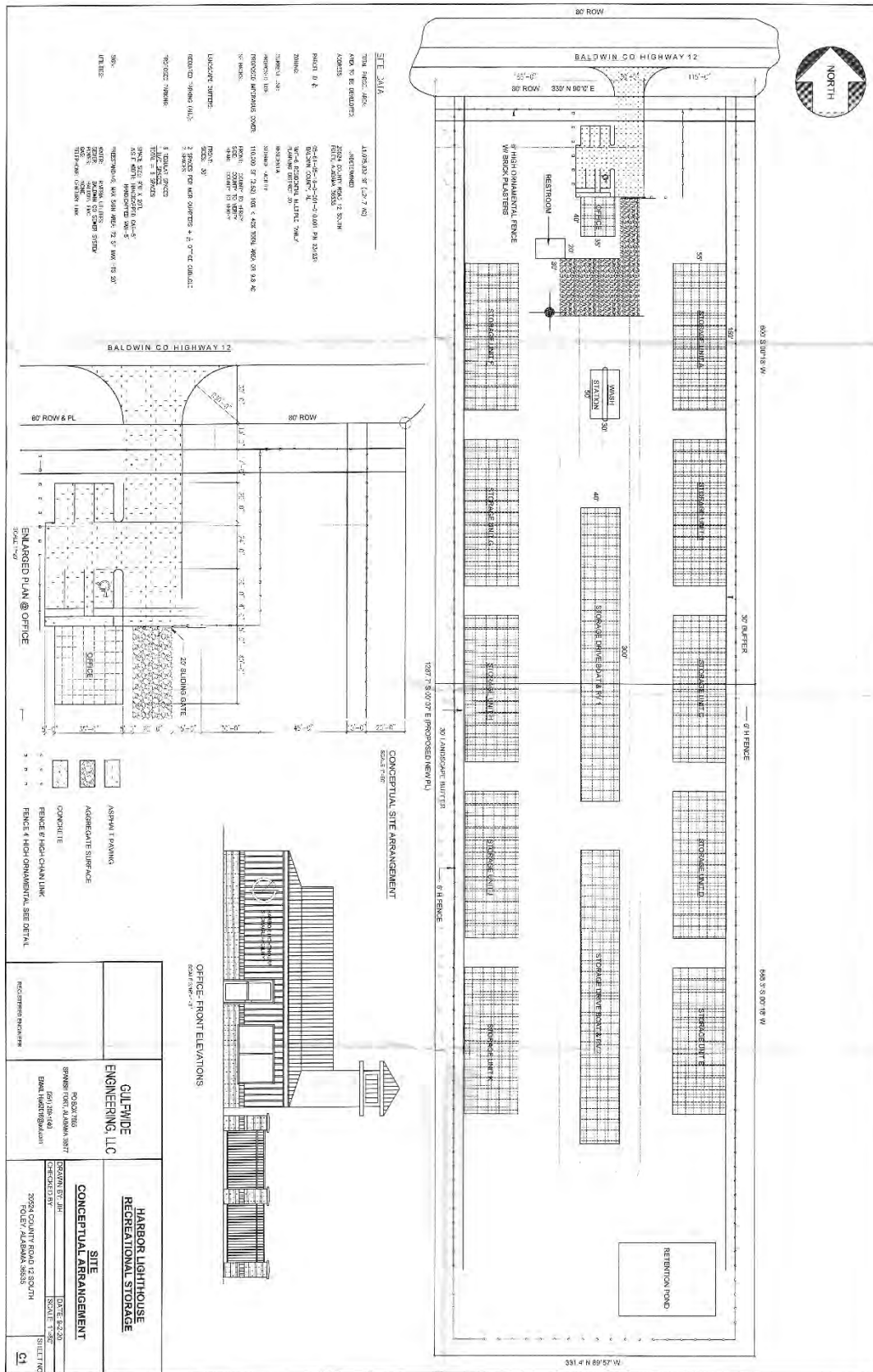
Staff believes this is a reasonable request which meets the requirements which have been established for storage facilities. Unless information to the contrary is revealed at the public hearing, staff recommends that Case P-20014 be **APPROVED**.* If approval is granted, it should be with the following conditions:

- Approval shall be for this applicant and this location only.

- A Baldwin County Land Use Certificate shall be obtained no later than six (6) months from the date of Conditional Use approval. The Planning Commission may grant additional time if deemed necessary.
- All signage must comply with Article 16 of the *Baldwin County Zoning Ordinance*.
- Any expansion of the proposed venue shall necessitate additional review and approval by the Planning Commission.
- The Planning Commission may impose additional conditions as it sees fit.

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

Proposed Site Plan



Property Images









**ADJACENT PROPERTY
TO THE NORTH EAST**

05/10/2019

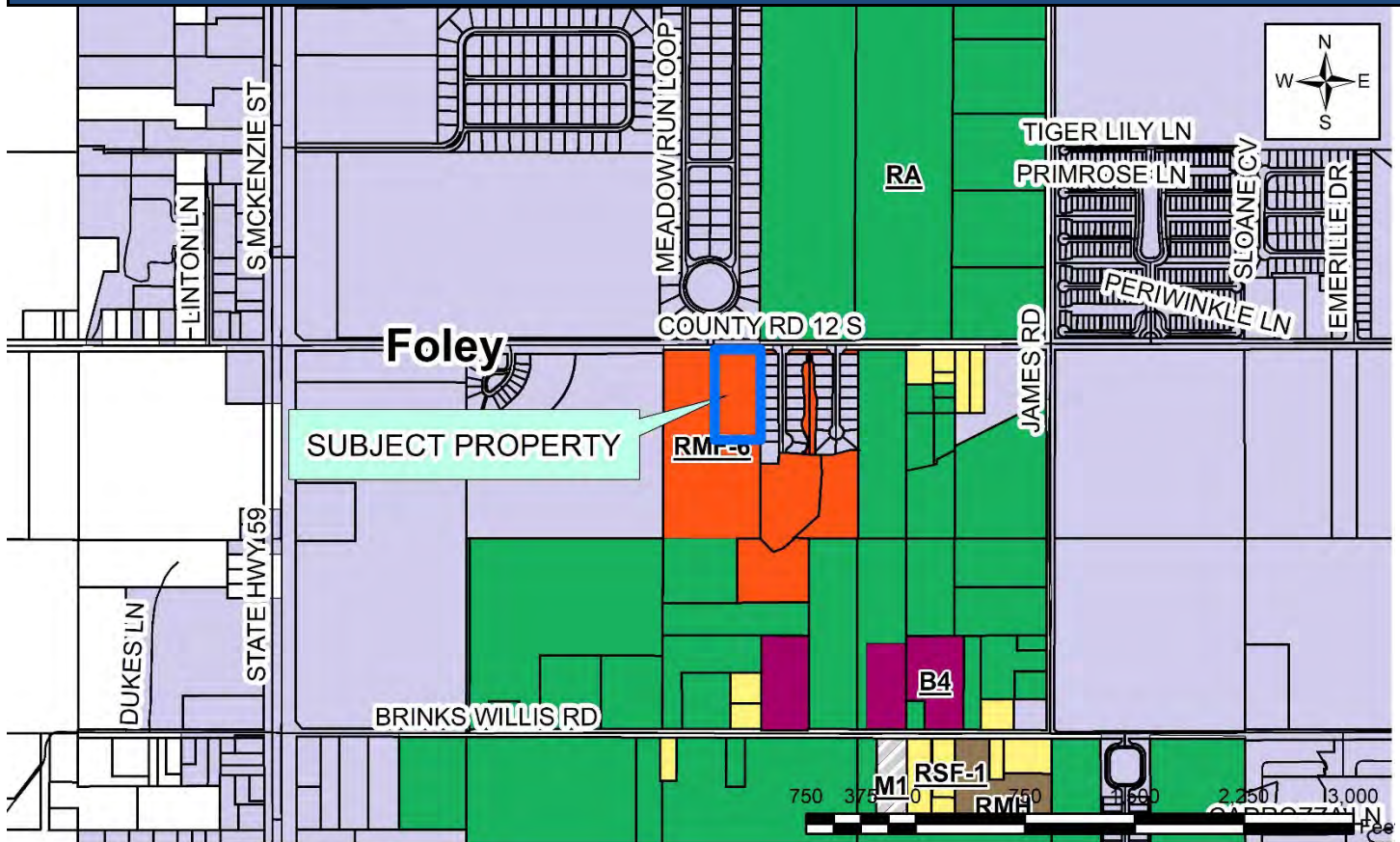


**ADJOINING RESIDENTIAL
SUBDIVISION TO THE EAST**

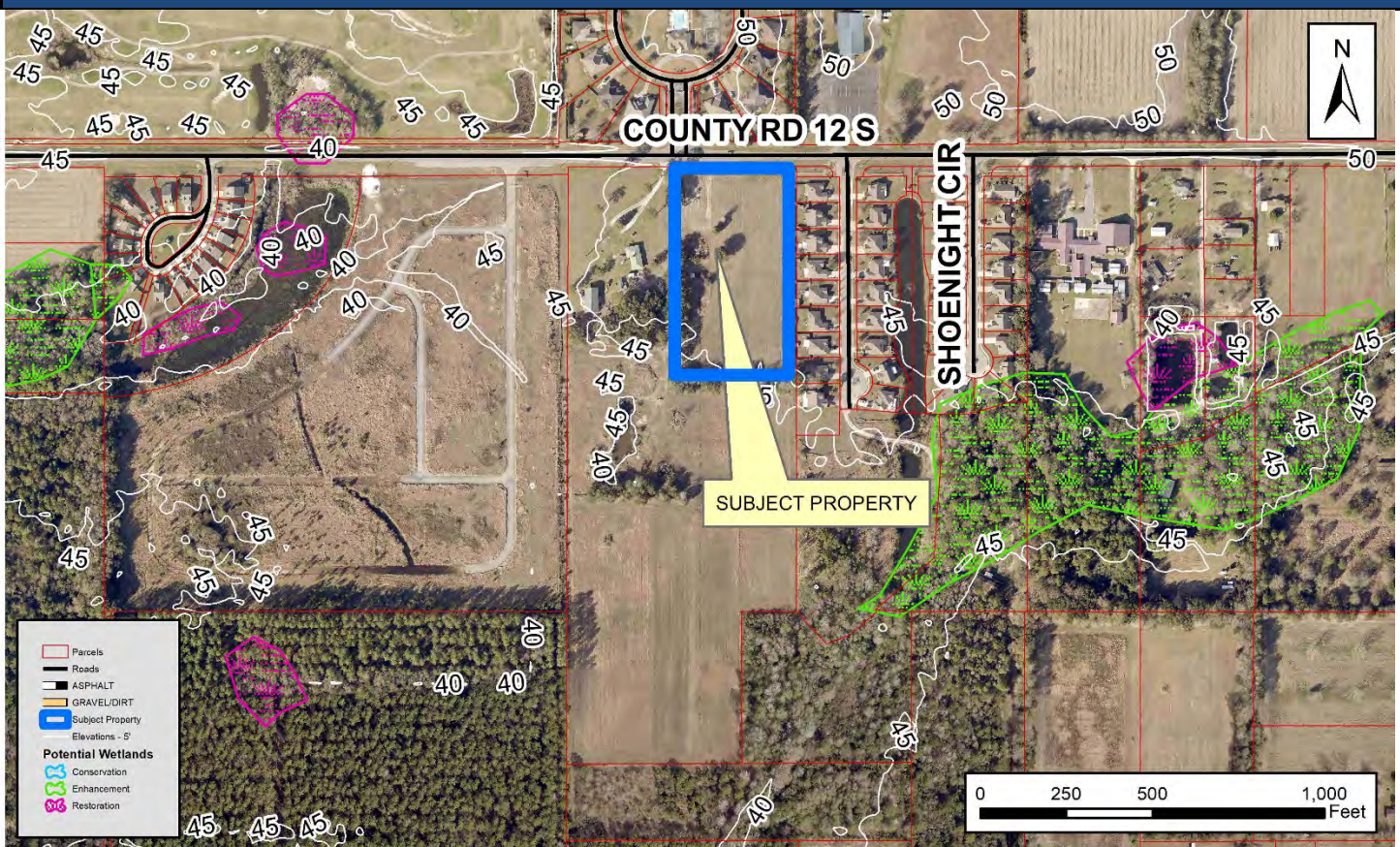
05/10/2019



Locator Map



Site Map





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Agenda Item 8.f

Case No. Z-20032

Valentyne Property

Rezone RMF-6, Multiple Family District to RV-1, Recreational Vehicle Park District

November 5, 2020

Subject Property Information

Planning District: 23
General Location: East side of County Rd 99
Physical Address: 11650 County Rd 99, Lillian, AL 36549
Parcel Numbers: 05-52-08-25-5-014-001.000
Existing Zoning: RMF-6, Multiple Family District
Proposed Zoning: RV-1, Recreational Vehicle Park District
Existing Land Use: Residential
Proposed Land Use: Expansion of RV Park
Acreage: 4.87± acres
Applicant: Denise Valentyne
11650 Co Rd 99
Lillian, AL 36549
Owner: Same
Lead Staff: Celena Boykin, Senior Planner
Attachments: *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Residential	RMF-6, Multiple Family District
South	KOA RV Park	RMF-6, Multiple Family District
East	Residential and Commercial	RMF-6, Multiple Family District
West	Road and Church	County Rd 99 B-2, Neighborhood Business District

Summary

The subject property consists of 4.87 acres and is currently zoned RMF-6, Multiple Family District. The designation of RV-1, Recreational Vehicle Park District, has been requested for the purpose of expanding the KOA campground.

Section 4.9 RMF-6, Multiple Family District

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

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

4.9.3 *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.

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

- (a) The following local commercial use: bed and breakfast or tourist home (see *Section 13.11: Bed and Breakfast Establishments*).
- (b) Boarding house, rooming house, lodging house, or dormitory.
- (c) Fraternity or sorority house.

4.9.5 *Area and dimensional ordinances (single family and two family).* 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
Maximum Height in Habitable Stories	2 1/2
Minimum Front Yard	30-Feet

Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Maximum Density	6 Dwelling Units per Acre
Minimum Lot Area/Dwelling Unit	6,500 Square Feet
Minimum Lot Width at Building Line	60-Feet
Minimum Lot Width at Street Line	30-Feet
Maximum Ground Coverage Ratio	.35

4.9.6 *Area and dimensional ordinances (multiple family).* 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
Maximum Height in Habitable Stories	3
Minimum Front Yard	25-Feet
Minimum Rear Yard	25-Feet
Minimum Side Yards	25-Feet
Maximum Density	6 Dwelling Units per Acre
Minimum Lot Area	22,000 Square Feet
Minimum Lot Width at Building Line	100-Feet
Minimum Lot Width at Street Line	50-Feet
Maximum Ground Coverage Ratio	.80

4.9.7 *Townhouses.* 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
Maximum Height in Habitable Stories	2 1/2
Minimum Front Yard	25-Feet
Minimum Rear Yard	25-Feet
Minimum Side Yards 10-Feet	(exterior wall side yards)
Maximum Density	6 Dwelling Units per Acre
Minimum Lot Area/Dwelling Unit	2,500 Square Feet
Minimum Lot Width at Building Line	25-Feet
Minimum Lot Width at Street Line	25-Feet
Maximum Ground Coverage Ratio	.80

Proposed Zoning Requirements

Section 5.5 RV-1, Recreational Vehicle Park District

5.5.1 *Purpose and intent.* The purpose of this section is to establish a zoning designation for recreational vehicle parks.

5.5.2 *Permitted uses.* The following uses are permitted as of right, or as uses accessory to permitted uses in the RV-1, Recreational Vehicle Park District:

- (a) Extraction or removal of natural resources on or under the land.
- (b) Water well (public or private).

- (c) Silviculture.
- (d) Recreational Vehicle Park.
- (e) Accessory structures and uses.
- (f) Church or similar religious facility.

5.5.3 *Density*. The maximum number of recreational vehicle sites developed under RV-1 shall be 15 sites per acre.

5.5.4 *Land Area*. The minimum land area shall be three (3) acres.

5.5.5 *Standards*. Recreational vehicle parks developed under the RV-1 designation shall meet all standards, procedures and requirements found in Section 13.8 of the zoning ordinance.

Agency Comments

Baldwin County Highway Department – Wessie Jeffords: Any new connection to County Road 99 will require a Commercial Turnout Permit and a traffic impact study may be required. Stormwater impact report following current regulations will apply. Half of the site appears to drain west to County Rd 99 ROW with the remaining site discharging directly to the adjacent parcels then to the Bay.

Some small modular housings on this property appear to be accessing the existing KOA facility.

Mary Booth, Subdivision Coordinator: No comment received.

ADEM: No comment received.

Staff Analysis and Findings

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

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

The subject property is currently occupied with one structure. The property adjoins County Road 99 to the west. The adjoining properties are residential, KOA RV Park, and a church.

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

There has been few rezonings in this area since zoning was established. With the approval of the District 23 zoning map on September 2, 2003, the KOA property was zoned R-6, Multiple Family District. The most recent rezoning was the parcel to the east on the bay, which was rezoned from RMF-6, Multiple Family District, to MR, Marine Recreation District.

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

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

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

Staff is not aware of any conflicts.

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

If the property is rezoned and developed there will be little impact on traffic patterns and congestion. The exact effect, however, will be difficult to ascertain until such time as the proposed development is constructed. It should be noted that trip generation manuals typically indicate a lower impact from a recreational vehicle park than would be found with a multi-family development.

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

There are a variety of uses in the area. The surrounding zoning consist of single family, multi-family, neighborhood business, and marine recreation.

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

There is no RV-1 zoning in the area, but the applicant is expanding the KOA campground which is grandfathered in the adjacent RMF-6.

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

Timing is not a factor.

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

Staff doesn't anticipate any adverse impacts.

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

Staff anticipates no adverse impacts.

11.) Other matters which may be appropriate.

If the rezoning is approved the applicant will need to submit an application for Final Site Plan approval in accordance with Section 5.16 of the *Baldwin County Subdivision Regulations*. This application, when submitted, will be considered by the Planning Commission.

Proposed Site Plan



Staff Comments and Recommendation

As stated previously, the subject property is currently zoned RMF-6, Multiple Family District. The designation of RV-1, Recreational Vehicle Park District, has been requested for the purpose of expanding the KOA campground.

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

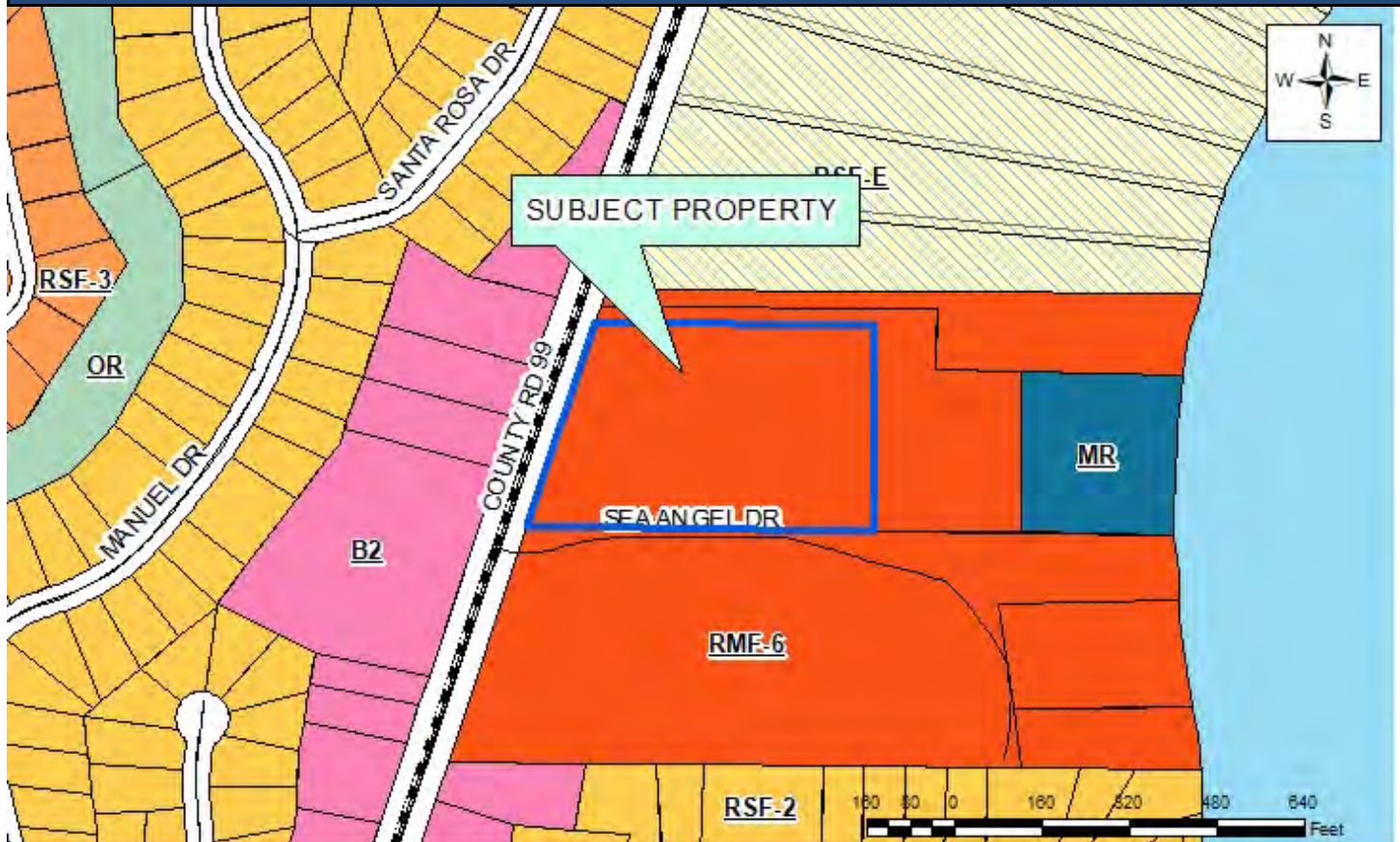
**On rezoning applications, the Planning Commission will be making a recommendation to the County Commission.*

Property Images

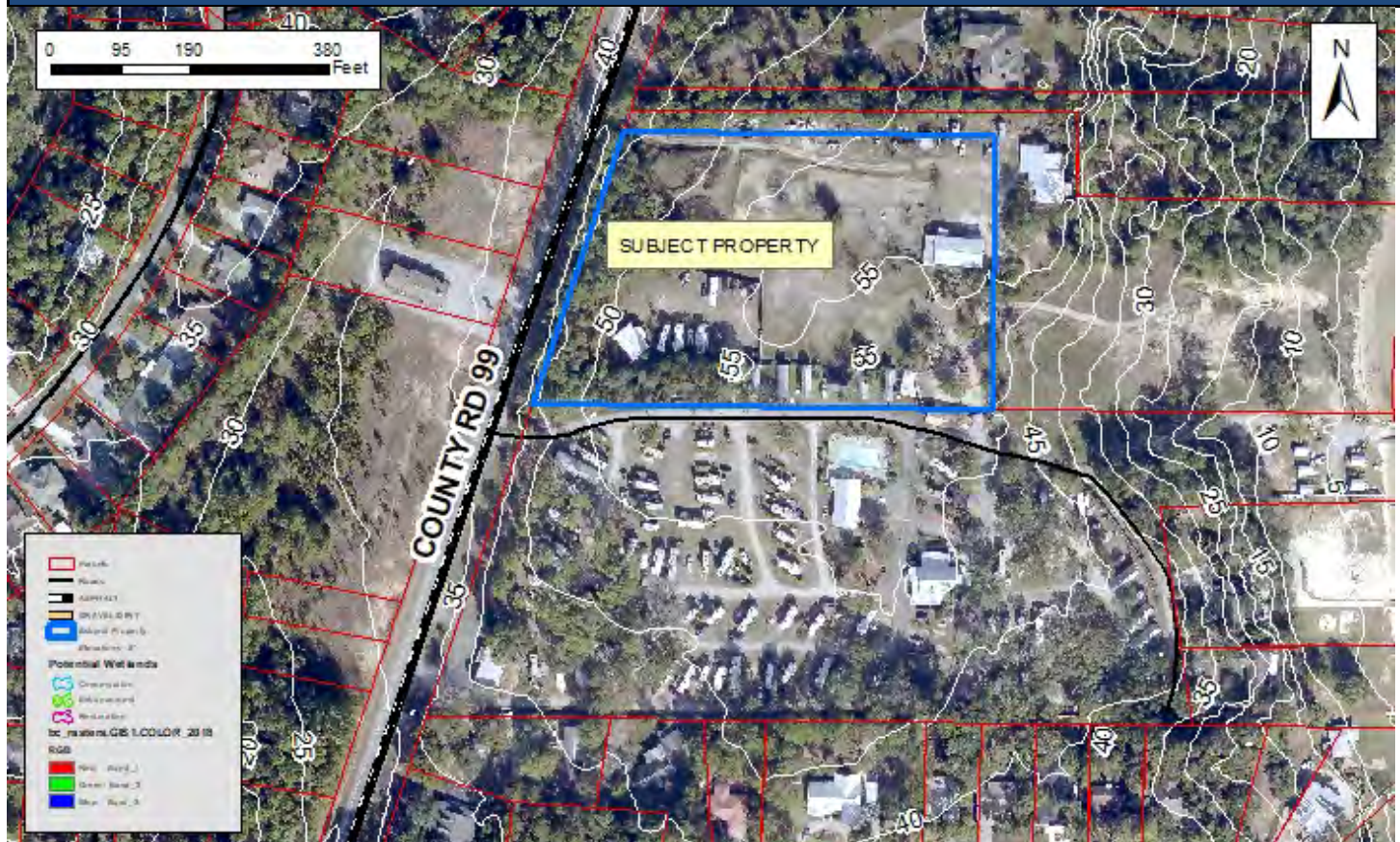




Locator Map



Site Map





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Agenda Item 8.g

Case No. Z-20033

Brown Property

Rezone RA, Rural Agriculture District to RR, Rural District

November 5, 2020

Subject Property Information

Planning District: 22
General Location: East side of County Rd 93
Physical Address: 15082 County Rd 93, Lillian, AL
Parcel Numbers: 05-52-02-10-0-000-003.022
Existing Zoning: RA, Rural Agriculture District
Proposed Zoning: RR, Rural District
Existing Land Use: Residential
Proposed Land Use: Commercial and Residential
Acreage: 1.62 acres, more or less
Applicant: William E. Brown
15082 County Rd 93
Lillian, AL 36549
Owner: Same
Lead Staff: Celena Boykin, Planner
Attachments: *Within Report*

Adjacent Land Use		Adjacent Zoning
North	Residential	RA, Rural Agricultural
South	Residential	RA, Rural Agricultural
East	Residential	RA, Rural Agricultural
West	County Rd 93 and Agriculture	County Rd 93 and RA, Rural Agricultural

Summary

The subject property is currently zoned RA, Rural Agriculture District and consist of 1.62 acres. The designation of RR, Rural District, has been requested in order to allow for boat and RV cleaning service and short term storage. The RR zoning would allow the applicant to keep his residence and also have his business on the same property. The applicant will have to receive a special exception to allow for these commercial uses.

Section 3.2 RA Rural Agricultural District

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

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

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

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

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

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

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

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

Maximum Height of Structure in Feet	35
Minimum Front Yard	40-Feet
Minimum Rear Yard	40-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	3 Acres
Minimum Lot Width at Building Line	210-Feet
Minimum Lot Width at Street Line	210-Feet

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

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

Proposed Zoning Requirements

Section 3.1 RR, Rural District

3.1.1 *Generally.* This zoning district is provided to accommodate the rural areas of Baldwin County. Rural District ordinances are designed to protect the rural character of the area.

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

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) The following transportation, communication, and utility uses: water well (public or private).
- (c) Marine recreation uses.
- (d) Outdoor recreation uses.
- (e) The following general commercial uses: animal clinic and/or kennels; farm implement sales; farmer's market/truck crops; nursery; landscape sales.
- (f) Local commercial uses.
- (g) Professional service and office uses.
- (h) The following institutional uses: church or similar religious facility; childcare center; childcare institution; day care home; fire station; library; post office; school (public or private).

- (i) Agricultural uses.
- (j) Single family dwellings including manufactured housing and mobile homes.
- (k) Accessory structures and uses.

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

- (a) Light industrial uses.
- (b) General commercial uses not permitted by right, except racetrack.
- (c) Institutional uses not permitted by right, except correctional, detention, or penal institution and sanitarium.
- (d) Boarding house, rooming house, lodging house, or dormitory.
- (e) Fraternity or sorority house.

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

Transportation, communication, and utility uses not permitted by right.

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

Maximum Height of Structure in Feet	35
Minimum Front Yard	30-feet
Minimum Rear Yard	30-feet
Minimum Side Yards	10-feet
Minimum Lot Area	40,000 Square Feet
Minimum Lot Width at Building Line	120-feet
Minimum Lot Width at Street Line	120-feet

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

Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet

Minimum Lot Area	20,000 Square Feet
Minimum Lot Width at Building Line	80-Feet

Agency Comments

Baldwin County Highway Department, Weesie Jeffords: County Rd 93 is classified as a local road at this location with Highway Construction setback of 40ft from the centerline of right-of-way. If the business described were to occupy the site, the driveway would need to be upgraded to a commercial turnout to provide safe access.

Mary Booth, Subdivision Coordinator: No comment received.

ADEM: No comments received.

Staff Analysis and Findings

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

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

The subject property is currently occupied with a dwelling. The property adjoins County Road 93 to the west. The adjoining properties are residential.

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

The zoning for Planning District 22 was adopted by the Baldwin County Commission on November 19, 2002. There have been no changes which would affect the subject property.

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

The Baldwin County Master Plan, 2013, indicates a future land use designation of Agricultural for the subject property. If the rezoning is approved, the future land use designation will remain agricultural. Agriculture, forestry and similar activities are included with this future land use category. Single family dwellings, institutional uses, recreational uses, limited commercial uses which are intended to serve a rural area and transportation, communication and utility uses are also included subject to the requirements found within the Zoning Ordinance. This category is designed to protect the essential open character of rural areas until it is timely to reclassify the land to appropriate residential, commercial or industrial categories. Zoning designations may include RR, CR, RA and RSF-E.

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

No conflicts.

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

No impacts.

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

The adjacent properties are residential. The applicant currently lives on the subject property and plans to continue living on the property and have his boat and RV cleaning service and short term storage. If the rezoning is approved the applicant will have to get a Special Exception approval from the Board of Adjustments.

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

There is no RR zoning in the immediate vicinity. There is some M2, General Industrial, to the east of the subject property which is used as a dirt pit.

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

Timing is not a factor with this request.

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

No impacts.

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

Staff anticipates no adverse impacts.

11.) Other matters which may be appropriate.

None

Staff Comments and Recommendation

As stated previously, the subject property is currently zoned RA, Rural Agriculture District and consist of 1.62 acres. The designation of RR, Rural District, has been requested in order to allow for boat and RV cleaning service and short term storage. If the rezoning is approved the applicant will also have to receive Special Exception approval from the Board of Adjustments for the commercial uses and also a variance for the minimum lot size for the storage which is 3 acres. Also, as stated above by the Highway Department, if the business described were to occupy the site, the driveway would need to be upgraded to a commercial turnout to provide safe access. Staff feels that the storage of boats and RVs would not be compatible for the residential area.

Unless information to the contrary is revealed at the public hearing, staff recommends **Denial** of Case Z-20033 to the County Commission. *

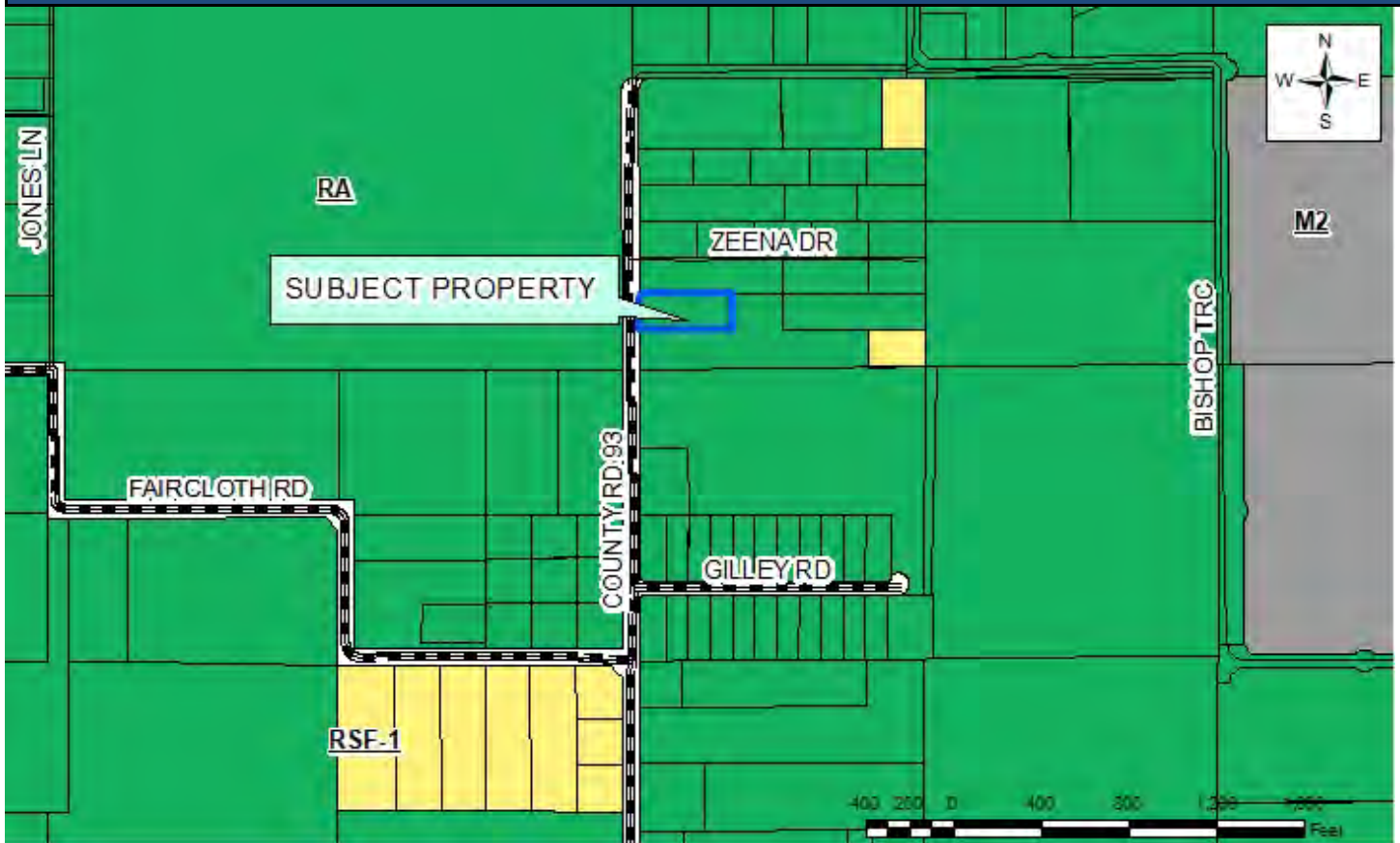
**On rezoning applications and Planned Residential Developments Site Plan applications, the Planning Commission will be making a recommendation to the County Commission.*

Property Images





Locator Map



Site Map





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Agenda Item 8.h

Case No. Z-20035

Moraes Property

Rezone B-2, Neighborhood Business District to B-3, General Business District

November 5, 2020

Subject Property Information

Planning District: 12
General Location: West side of State Highway 59, south of Dawson Road
Physical Address: 25891 State Highway 59
Parcel Number: 05-42-06-23-0-000-010.000
Existing Zoning: B-2, Neighborhood Business District
Proposed Zoning: B-3, General Business District
Existing Land Use: Undeveloped
Proposed Land Use: Dealership/Auto Repair Shop
Acreage: 0.91± acres
Applicant: Abel Moraes
27989 Annabelle Lane
Daphne, AL 36526
Owner: Same
Lead Staff: Linda Lee, Planner
Attachments: *Within Report*

Adjacent Land Use		Adjacent Zoning
North	Residential and Agricultural	B-2, Neighborhood Business District
South	Residential	RSF-1, Residential Single-Family District
East	Residential and Agricultural	B-3, General Business District
West	Agricultural	RSF-1, Residential Single-Family District

Summary

The subject property is currently zoned B-2, Neighborhood Business District, and is currently vacant. The property adjoins State Highway 59 to the east. The adjoining properties are residential and agricultural. The requested zoning designation is B-3, General Business District. According to the submitted information, the purpose of this request is to allow for an auto dealership and auto repair shop. If the property is rezoned, the proposed uses will require Conditional Use approval from the Planning Commission.

Section 5.2 B-2, Neighborhood Business District

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

5.2.2 Permitted uses. The following uses are permitted as of right, or as uses accessory to permitted uses in the B-2, Neighborhood Business District:

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

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

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

- (z) Tennis court (outdoor)
- (aa) Water storage tank
- (bb) Wildlife sanctuary
- (cc) Wireless telecommunication facility

- (dd) Dwellings, in combination with commercial uses, subject to the standards listed under *Section 5.2.4: Mixed uses*

5.2.4 Mixed uses. Mixed residential and commercial uses may be permissible as conditional uses in the B-2 Neighborhood Business District, subject to the standards and procedures established in *Section 18.11: Conditional Uses*, and subject to the following criteria:

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

5.2.5 Area and dimensional ordinances.

Maximum Height of Structure in Feet	35
Maximum Height of Structure in Habitable Stories	2 1/2
Minimum Front Yard	30-Feet
Minimum Rear Yard	25-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	20,000 Square Feet
Maximum Impervious Surface Ratio	.60
Minimum Lot Width at Building Line	80-Feet
Minimum Lot Width at Street Line	60-Feet

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

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

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

Proposed Zoning Requirements

Section 5.3 B-3, General Business District

5.3.1 *Purpose and intent.* The purpose of this district is to provide for a variety of retail uses and services in free-standing parcels or shopping centers to serve the community's general commercial needs. This district shall only be applied at appropriate locations: to conveniently meet these needs; in conformance with the goals, objectives and policies and location criteria of the Comprehensive Plan; compatible with the surrounding land uses and zoning districts; where it will not adversely impact the facilities and services of the County; where it will not set a precedent for the introduction of inappropriate uses into an area; and so as not to encourage non-residential strip development along streets

5.3.2 *Permitted uses.* The following uses are permitted as of right, or as uses accessory to permitted uses in the B-3, General Business District:

- | | |
|--|--|
| (a) All uses permitted by right under the B-2 zoning designation | (z) Florist |
| (b) Air conditioning sales and service | (aa) Fraternity or sorority house |
| (c) Amusement arcade | (bb) Fruit and produce store |
| (d) Animal clinic/kennel | (cc) Funeral home |
| (e) Arboretum | (dd) Golf course |
| (f) Auto convenience market | (ee) Golf driving range |
| (g) Automobile service station | (ff) Grocery store |
| (h) Bakery, wholesale | (gg) Landscape sales |
| (i) Ball field | (hh) Marine store and supplies |
| (j) Bicycle sales and service | (ii) Miniature golf |
| (k) Bowling alley | (jj) Mini-warehouse |
| (l) Business machine sales and service | (kk) Night club, bar, tavern |
| (m) Business school or college | (ll) Nursery |
| (n) Butane gas sales | (mm) Office equipment and supplies sales |
| (o) Cemetery | (nn) Park or playground |
| (p) City hall or courthouse | (oo) Pawn shop |
| (q) Country club | (pp) Pet shop |
| (r) Department store | (qq) Plumbing shop |
| (s) Discount/variety store | (rr) Printing/publishing establishment |
| (t) Drug store | (ss) Restaurant sales and supplies |
| (u) Elevator maintenance service | (tt) Riding academy |
| (v) Exterminator service office | (uu) Rug and/or drapery cleaning service |
| (w) Farmer's market/truck crops | (vv) Seafood store |
| (x) Firing range | (ww) Sign shop |
| (y) Fitness center or gym | (xx) Skating rink |

- (yy) Stone monument sales
- (zz) Swimming pool (outdoor)
- (aaa) Taxidermy
- (bbb) Teen club or youth center

- (ccc) Tennis court (outdoor)
- (ddd) Wildlife sanctuary
- (eee) YMCA, YWCA

5.3.3 *Conditional uses.* The following uses are permissible as conditional uses in the B-3: General Commercial District, subject to the standards and procedures established in *Section 18.11: Conditional Use:*

- | | |
|--|---|
| (a) Airport | (y) Landfill |
| (b) Ambulance/EMS service | (z) Maintenance facility/storage yard for schools, government agencies, and telephone and cable companies |
| (c) Amusement park | (aa) Manufactured housing sales, service and repair |
| (d) Armory | (bb) Marina |
| (e) Auditorium, stadium, coliseum | (cc) Motorcycle sales service and repair |
| (f) Automobile parts sales | (dd) Movie theatre |
| (g) Automobile repair (mechanical and body) | (ee) Radio/television tower |
| (h) Automobile storage (parking lot, parking garage) | (ff) Railroad facility |
| (i) Barge docking | (gg) Recreational vehicle park |
| (j) Boat sales and service | (hh) Recreational vehicle sales service, and repair |
| (k) Broadcasting station | (ii) Restaurant, drive-in |
| (l) Building materials | (jj) Restaurant, fast-food |
| (m) Bus and railroad terminal facility | (kk) Sewage treatment plant |
| (n) College or university | (ll) Taxi dispatching station |
| (o) Convalescent or nursing home | (mm) Taxi terminal |
| (p) Correctional or penal institution | (nn) Telephone exchange |
| (q) Dog pound | (oo) Water or sewage pumping station |
| (r) Electric power substations | (pp) Water storage tank |
| (s) Farm implements | (qq) Wireless telecommunication facility |
| (t) Flea market | (rr) Zoo |
| (u) Freight depot, rail or truck | |
| (v) Home improvement center | |
| (w) Hotel or motel | |
| (x) Hospital | |

5.3.4 *Area and dimensional ordinances.*

Maximum Height of Structure in Feet	40
Maximum Height of Structure in Habitable Stories	3
Minimum Front Yard	40-Feet
Minimum Rear Yard	25-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	20,000 Square Feet
Maximum Impervious Surface Ratio	.70
Minimum Lot Width at Building Line	80-Feet
Minimum Lot Width at Street Line	60-Feet

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

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

5.3.7 *Landscaping and buffering.* All B-3, General Business District, uses shall meet the requirements of *Article 17: Landscaping and Buffers.*

Agency Comments

Baldwin County Highway Department: No comments received.

Army Corps of Engineers: No comments received.

ADEM: No comments received.

Baldwin County Subdivision Department:

From: Alfreda Jeffords <Weesie.Jeffords@baldwincountyal.gov>

Sent: Friday, October 23, 2020 9:25 AM

To: D Hart <DHart@baldwincountyal.gov>

Cc: Tyler W. Mitchell <TMITCHELL@baldwincountyal.gov>; Mary Booth <MBOOTH@baldwincountyal.gov>; Smith, Michael <smithmi@dot.state.al.us>

Subject: RE: Z-20035 Maraes Property

DJ,

Highway Construction setback for State Highway 59 (classified principal arterial) is 125ft from the center of right-of-way. This route is maintained by ALDOT and an access permit would be applied for through them. There is a current driveway at this location, but the change in land use may require improvements to the existing drive.

I have copied Mr. Michael Smith with the State Permitting section if needed.

Thank you,

Weesie Jeffords

Baldwin County Commission

Highway Department

Subdivision/Permit Manager

Municipality: No comments received

Alabama Department of Transportation:

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

Sent: Tuesday, September 29, 2020 1:21 PM

To: D Hart <DHart@baldwincountyal.gov>

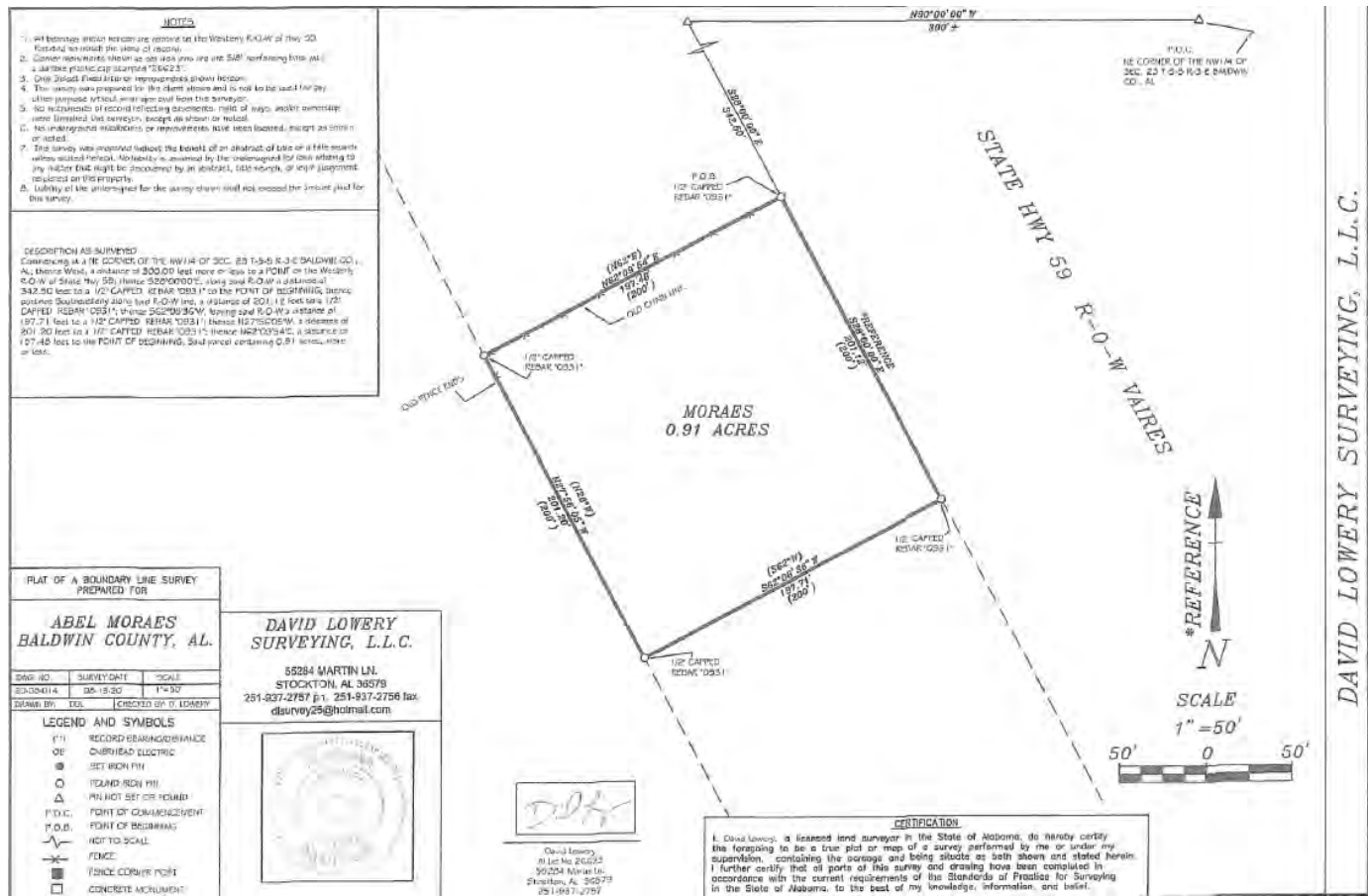
Subject: RE: Z-20035 Moraes Property

Good afternoon,

This site will need to seek an ALDOT access permit at minimum in order to provide safe access to the commercial usage. Currently this site has only an old residential access which is not suitable for commercial use. The formal site plan will be needed for any other ROW related requirements to be determined. Thanks.

MICHAEL SMITH
AREA PERMIT MNGR.

Survey



Staff Analysis and Findings

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

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

The subject property is currently zoned B-2, Neighborhood Business District, and is undeveloped. The requested zoning designation is B-3, General Business District. The adjacent properties are zoned RSF-1, B-2 and B-3. The adjacent uses are residential and agricultural. There is a parcel on Dawson Road zoned RSF-1 with a commercial use and a storage facility zoned B-3 on Dawson Road. There are B-3 zoned properties with frontage on State Highway 59 just north and east of this property. The requested change is compatible with the existing zoning of nearby properties to the north and east.

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

Planning District 12 was zoned in November 2006. The subject property was zoned B-2, Neighborhood Business District at that time. There have been several rezonings to commercial designations on State Highway 59 since that time.

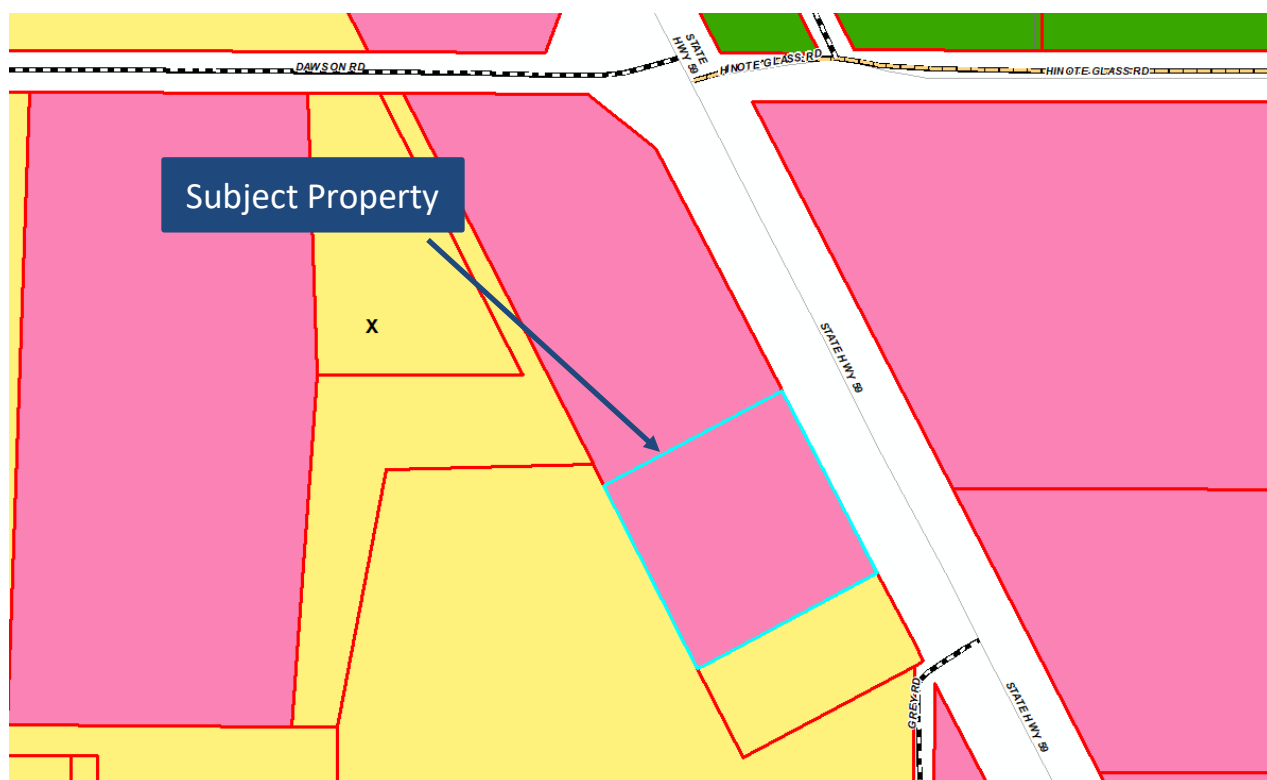
3.) Does the proposed zoning better conform to the Master Plan?

The Baldwin County Master Plan, 2013, provides future land use designations for properties located within the zoned areas of the County. These categories represent the recommendations for the physical development of the unincorporated areas of the County. They are intended for planning purposes only and do not represent

the adoption of zoning designations for areas which have not voted their desire to come under the zoning authority of the Baldwin County Commission. Although not legally binding, the future land use designations are evaluated in conjunction with criteria found in the Baldwin County Zoning Ordinance (Zoning Ordinance), the Baldwin County Subdivision Regulations, the Baldwin County Flood Damage Prevention Ordinance and any other ordinances and regulations which the County Commission may adopt.

A future land use designation of Commercial has been provided for the subject property. This category is provided for retail and wholesale trade facilities which offer convenience and other types of goods and services. Institutional uses, recreational uses, mixed-use developments and transportation, communication and utility uses may be included in accordance with the Zoning Ordinance. Multiple family developments may also be included. **Commercial uses should be located on major streets** so as to be accessible to the residential population. Zoning designations may include RR, B-1, B-2, B-3, B-4, MR and TR.

The proposed zoning designation conforms to the Master Plan.



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

Staff is unaware of any planned public improvements.

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

Per the Federal Highway Administration, the functional classification of State Hwy 59 is principal arterial. These roadways serve major centers of metropolitan areas, provide a high degree of mobility and can also provide mobility through rural areas. Unlike their access-controlled counterparts, abutting land uses can be served directly. Forms of access for Other Principal Arterial roadways include driveways to specific parcels and at-grade intersections with other roadways. For the most part, roadways that fall into the top three functional classification categories (Interstate, Other Freeways & Expressways and Other Principal Arterials) provide similar service in both urban and rural areas. The primary difference is that there are usually multiple Arterial routes serving a particular urban area, radiating out from the urban center to serve the surrounding region. In contrast, an expanse of a rural area of equal size would be served by a single Arterial. The traffic going to and from the auto sales business could have an impact on traffic patterns or congestion. Access to this site would require approval from the Alabama Department of Transportation.

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

There is a parcel on Dawson Road zoned RSF-1 with a commercial use and a storage facility zoned B-3 on Dawson Road. There are B-3 zoned properties with frontage on State Highway 59 just north and east of this property. The requested change is consistent with the development patterns in the area.

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

This area of Planning District 12 consists of commercial, residential and agricultural zoning districts. There are numerous commercial uses in this area, therefore the requested change is a logical expansion of adjacent zoning districts.

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

Staff believes that timing is appropriate given development trends in the area.

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

Staff is unaware of any environmental conditions or historic resources that would be adversely impacted by this request. The Alabama Department of Environmental Management (ADEM) provided no comments.

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

Staff anticipates no adverse impacts. Access to this site would require approval from the Alabama Department of Transportation (ALDOT). Development of the property will be considered as a major project. Prior to the issuance of a Land Use Certificate, staff will evaluate all submitted materials, including building plans, drainage plans, landscaping plans, buffers and site plans in order to ensure compliance with the requirements of the zoning ordinance.

11.) Other matters which may be appropriate.

The Highway Construction Setback for State Highway 59 is 125 feet from the centerline of the right-of-way.

A landscaping buffer of 25-feet will be required on the south and west property lines adjacent to residential zoning.

Staff Comments and Recommendation

As stated previously, the subject property is currently zoned B-2, Neighborhood Business District, and is currently vacant. The property adjoins State Highway 59 to the east. The adjoining properties are residential and agricultural. The requested zoning designation is B-3, General Business District. According to the submitted information, the purpose of this request is to allow for an auto dealership and auto repair shop. If the property is rezoned, the proposed uses will require Conditional Use approval from the Planning Commission.

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

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

Property Images





**ADJOINING PROPERTIES
TO THE SOUTH**

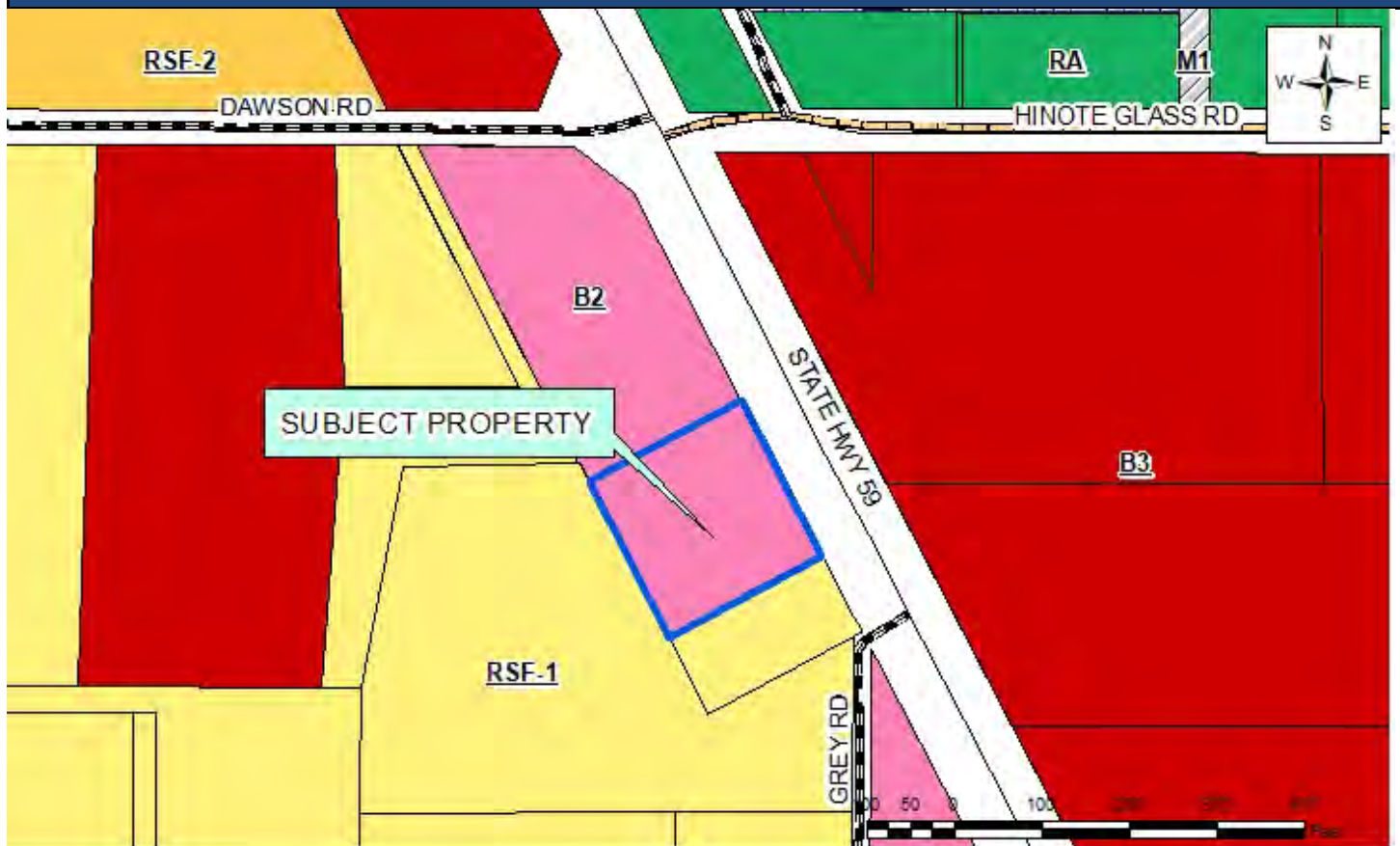
09/11/2020



**ADJOINING PROPERTY
TO THE NORTH**

09/11/2020

Locator Map



Site Map



Applicant's Statement

Unique

UNIQUE CLASSIC CARS
26520 SOUTH HOLLEY ST LOXLEY AL
WWW.UNIQUECLASSICCARS.US

To Baldwin County Commission

08/28/2020

I would like to introduce UNIQUE CLASSIC CARS, Automobile Dealership. We are in the business since 2018 here in Loxley, Alabama. We are glad to inform you about the good quality products and services that we provide always aiming the best customer experience. We started with a small inventory of 6 cars and few antique Vehicles. Today we are averaging 35 vehicles monthly in our location and for that reason we came to the point of needing a bigger structure for the near future.

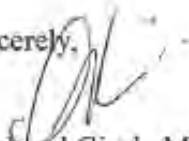
Our new lot will give us the possibility to increase our number of units and also provide services to maintain the clients in our area offering reliable and fair price services. There is no reason we shouldn't find in our area great automotive services for unique vehicles with fair prices.

We have over 30 years of experience in this industry and being a family business operation, we value the local community and partners we can have to help us grown together. We are also owners of residential properties in the city of Loxley.

We hope for a positive response from you.

Thanking You,

Sincerely,



Abel and Gisele Moraes
251 605-0117



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Agenda Item 8.i

Case No. Z-20036

Saxon Property

Rezone RA, Rural Agricultural District to B-4, Major Commercial District

November 5, 2020

Subject Property Information

Planning District: 12
General Location: Southeast Corner of County Road 64 and Baldwin Beach Express
Physical Address: 20940 County Road 64
Parcel Number: 05-41-05-16-0-000-001.005
Existing Zoning: RA, Rural Agricultural District
Proposed Zoning: B-4, Major District
Existing Land Use: Single Family Residence
Proposed Land Use: Commercial
Acreage: 1.62± acres
Applicant: William and Linda Saxon
20940 County Road 64
Robertsdale, AL 36567
Owner: Same
Lead Staff: Linda Lee, Planner
Attachments: *Within Report*

Adjacent Land Use		Adjacent Zoning
North	Residential and Agricultural	RA, Rural Agricultural District
South	Residential	RSF-1, Single-Family District
East	Residential and Agricultural	RA, Rural Agricultural District
West	Agricultural	RA, Rural Agricultural District

Summary

The subject property is currently zoned RA, Rural Agricultural District, and occupied with a dwelling. The property adjoins County Road 64 to the north and the Baldwin Beach Express to the west. The adjoining properties are residential, vacant, and agricultural. The requested zoning designation is B-4, Major Commercial District. According to the submitted information, the purpose of this request is to allow for the highest and best use for this corner.

Section 3.2 RA Rural Agricultural District

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

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

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

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

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

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

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

3.2.5 *Area and dimensional ordinances.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, *Section 12.4: Height Modifications*, *Section 12.5: Yard Requirements*, *Section*

12.6: Coastal Areas, Section 12.8: Highway Construction Setbacks, Section 18.6 Variances, and Article 20: Nonconformities, the area and dimensional ordinances set forth below shall be observed.

Maximum Height of Structure in Feet	35
Minimum Front Yard	40-Feet
Minimum Rear Yard	40-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	3 Acres
Minimum Lot Width at Building Line	210-Feet
Minimum Lot Width at Street Line	210-Feet

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

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

Proposed Zoning Requirements

Section 5.4 B-4, Major Commercial District

5.4.1 *Purpose and intent.* The B-4, Major Commercial District, is intended for business uses which require a location with **access to an arterial or major collector road** (as defined by the Functional Classification System attached as Appendix) or which have close proximity to major intersections. Due to the nature of the businesses permitted within the B-4 district, this zoning designation should be limited to property fronting on principal arterials, major arterials or minor arterials. Ingress and egress to a roadway should promote safe and smooth traffic flow for the general traveling public. It is also the intent of this district to provide areas for businesses which, because of their intensity, outside storage areas, or large volumes of traffic, would have significant negative impacts on adjoining properties. These uses often have an actual or potential negative impact on surrounding properties due to late hours of operation, noise, and or light.

5.4.2 *Permitted uses.* The following uses are permitted as of right, or as uses accessory to permitted uses in the B-4, Major Commercial District:

- | | |
|--|--|
| (a) All uses permitted by right under the B-3 zoning designation | (l) Flea market |
| (b) Amusement park | (m) Home improvement center |
| (c) Auto convenience market | (n) Hotel or motel |
| (d) Automobile parts sales | (o) Manufactured housing sales, service and repair |
| (e) Automobile repair (mechanical and body) | (p) Marina |
| (f) Automobile sales | (q) Motorcycle sales service and repair |
| (g) Automobile service station | (r) Movie theatre |
| (h) Automobile storage (parking lot, parking garage) | (s) Recreational vehicle park |
| (i) Boat sales and service | (t) Recreational vehicle sales, service and repair |
| (j) Building materials | (u) Restaurant, drive-in |
| (k) Farm implements | (v) Restaurant, fast food |

5.4.3 *Conditional uses.* The following uses are permissible as conditional uses in the B-4, Major Commercial District, subject to the standards and procedures established in *Section 18.11: Conditional Uses*:

- | | |
|--|---|
| (a) Airport | (p) Maintenance facility/storage yard for schools, government agencies, and telephone and cable companies |
| (b) Ambulance/EMS service | (q) Race track |
| (c) Armory | (r) Radio and television station and transmitting tower |
| (d) Auditorium, stadium, coliseum | (s) Railroad facility |
| (e) Barge docking | (t) Sewage treatment plant |
| (f) Broadcasting station | (u) Taxi dispatching station |
| (g) Bus and railroad terminal facility | (v) Taxi terminal |
| (h) College or university | (w) Telephone exchange |
| (i) Convalescent or nursing home | (x) Water or sewage pumping station |
| (j) Correctional or penal institution | (y) Water storage tank |
| (k) Dog pound | (z) Wireless telecommunication facility |
| (l) Electric power substations | (aa) Zoo |
| (m) Freight depot, rail or truck | |
| (n) Hospital | |
| (o) Landfill | |

5.4.4 *Area and dimensional ordinances.*

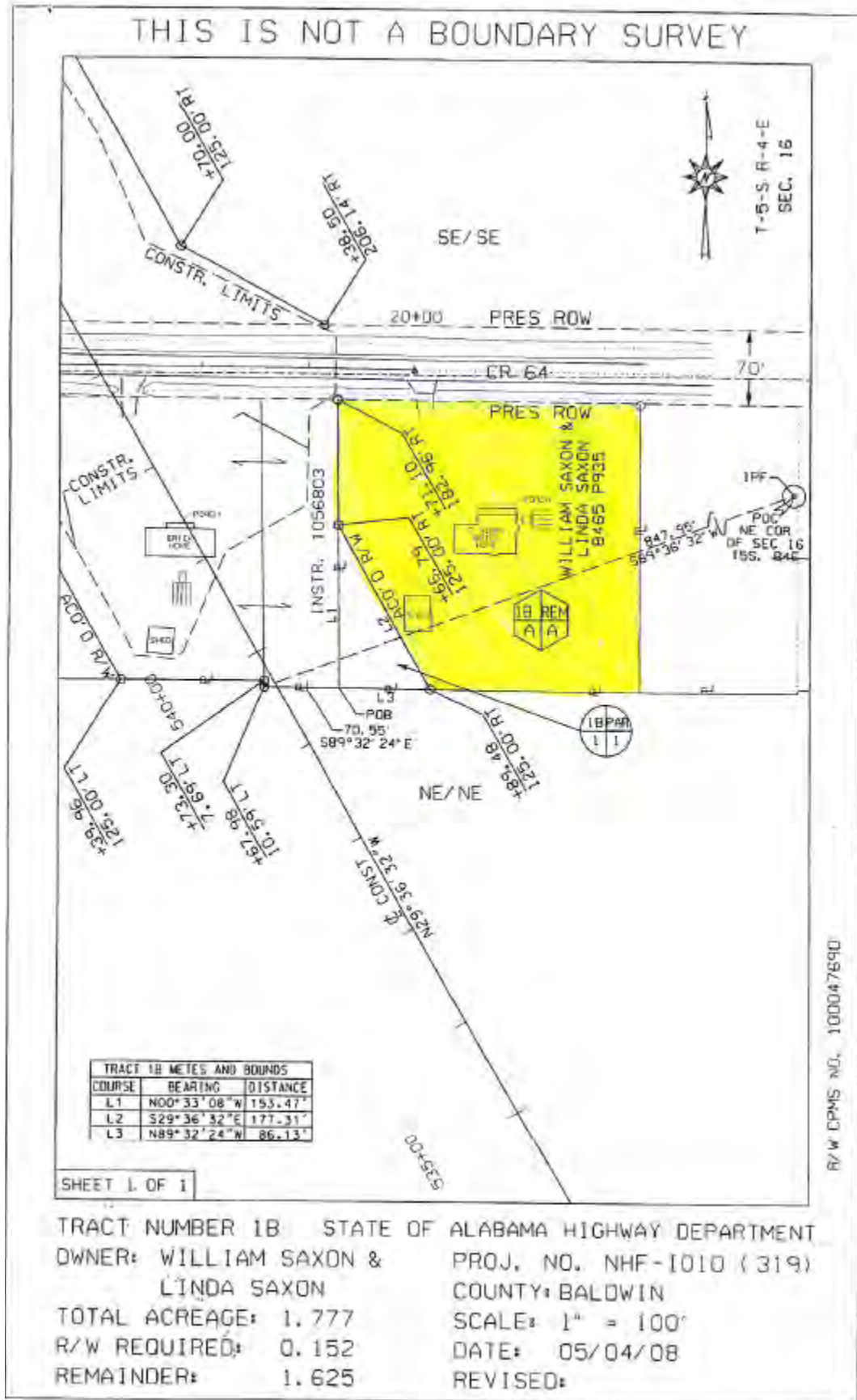
Maximum Height of Structure in Feet	40
Maximum Height of Structure in Habitable Stories	3
Minimum Front Yard	40-Feet
Minimum Rear Yard	25-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	20,000 Square Feet
Maximum Impervious Surface Ratio	.70
Minimum Lot Width at Building Line	80-Feet
Minimum Lot Width at Street Line	60-Feet

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

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

5.4.7 *Landscaping and buffering.* All B-4, Major Commercial District, uses shall meet the requirements of *Article 17, Landscaping and Buffers*.

Survey Submitted by Applicant



Baldwin County Highway Department: No comments received.

Army Corps of Engineers: No comments received.

ADEM: No comments received.

Baldwin County Subdivision Department:

From: Alfreda Jeffords <Weesie.Jeffords@baldwincountyal.gov>

Sent: Thursday, October 22, 2020 8:38 AM

To: D Hart <DHart@baldwincountyal.gov>

Subject: RE: Z-20036 Saxon Property

DJ,

This property does not have adequate frontage on the Beach Express as per the Baldwin Beach Express Access Management Plan to provide an access on the west side. On the north side, where the driveway is currently, would possibly be allowed on the far east corner, a minimum of 250ft from the edge of BBE will be required for a new commercial entrance. The site may be subject to a traffic impact study depending on what type of business is to occupy the corner.

Highway Construction Setbacks for BBE (classified minor arterial) are 100ft from the right-of-way centerline, and then 75ft from the centerline of right-of-way on County Road 64 (classified major collector).

Thank you,

Weesie Jeffords

Baldwin County Commission
Highway Department
Subdivision/Permit Manager

Municipality: No comments received

Alabama Department of Transportation: No comments received

Staff Analysis and Findings

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

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

The subject property is currently zoned RA, Rural Agricultural District and is occupied with a dwelling. The requested zoning designation is B-4, Major Commercial District. The adjacent properties are zoned RA and RSF-1. The property adjoins County Road 64 to the north and the Baldwin Beach Express to the west. The adjoining properties are residential, vacant, and agricultural. The requested change is not compatible with the existing zoning.

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

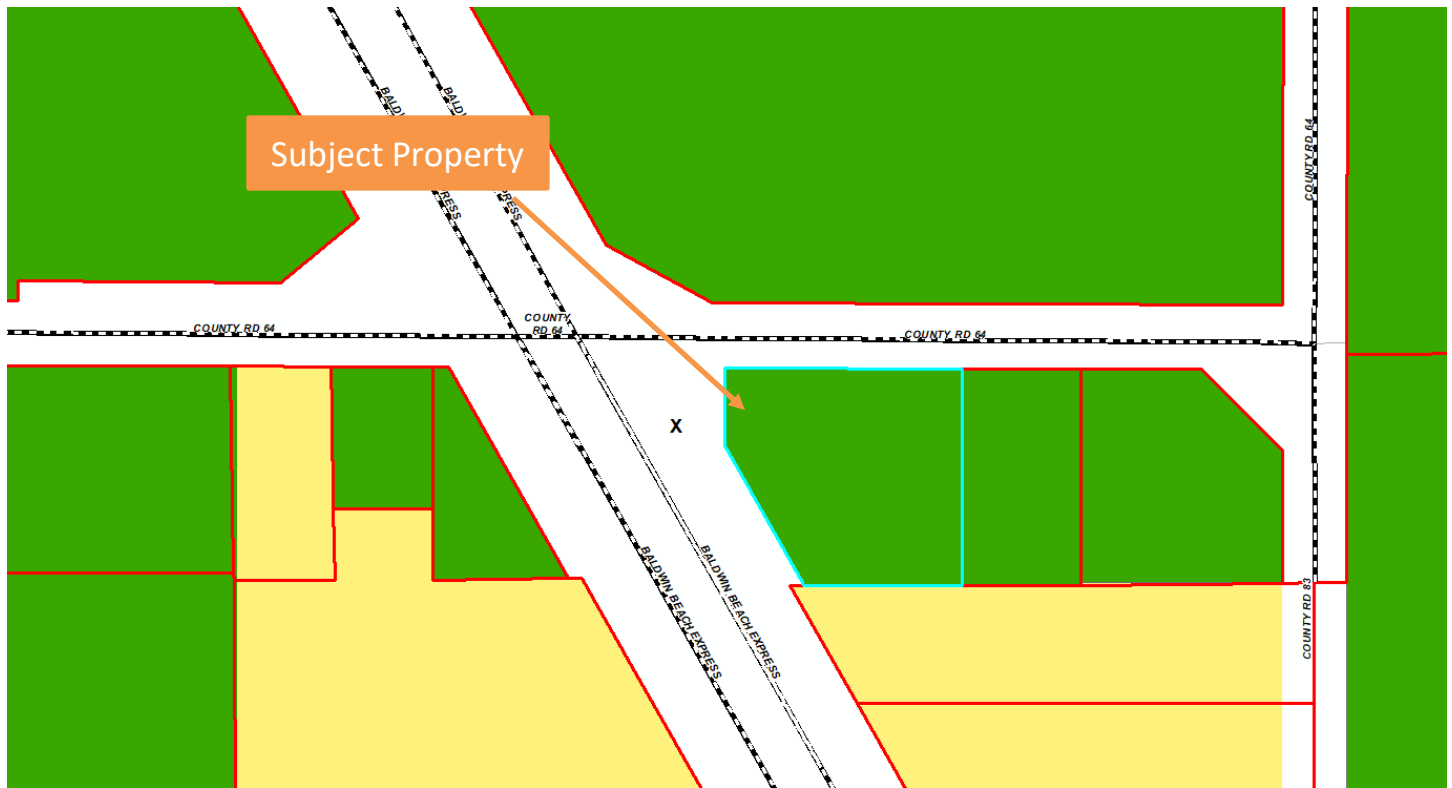
Planning District 12 was zoned in November 2006. The Baldwin Beach Express opened in August 2014. There have been numerous rezonings to B-4, Major Commercial District on property close to Interstate 10. One parcel was rezoned to B-3, General Business District to allow for the Dollar General store. In the six years since the Baldwin Beach Express opened, only three of the rezoned properties have been developed.

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

The Baldwin County Master Plan, 2013, provides future land use designations for properties located within the zoned areas of the County. These categories represent the recommendations for the physical development of the unincorporated areas of the County. They are intended for planning purposes only and do not represent the adoption of zoning designations for areas which have not voted their desire to come under the zoning authority of the Baldwin County Commission. Although not legally binding, the future land use designations are evaluated in conjunction with criteria found in the Baldwin County Zoning Ordinance (Zoning Ordinance), the Baldwin County Subdivision Regulations, the Baldwin County Flood Damage Prevention Ordinance and any other ordinances and regulations which the County Commission may adopt.

The Baldwin County Master Plan, 2013, provides a future land use designation of Agricultural for the subject property. Agriculture, forestry and similar activities are included with this future land use category. Single family dwellings, institutional uses, recreational uses, limited commercial uses which are intended to serve a rural area and transportation, communication and utility uses are also included subject to the requirements found within the Zoning Ordinance. **This category is designed to protect the essential open character of rural areas until it is timely to reclassify the land to appropriate residential, commercial or industrial categories.** Zoning designations may include RR, CR, RA and RSF-E. The surrounding future land use designations are agricultural and residential.

Approval of the rezoning will result in an amendment of the Future Land Use Map to commercial. This category is provided for retail and wholesale trade facilities which offer convenience and other types of goods and services. Institutional uses, recreational uses, mixed-use developments and transportation, communication and utility uses may be included in accordance with the Zoning Ordinance. Multiple family developments may also be included. Commercial uses should be located on major streets so as to be accessible to the residential population. Zoning designations may include RR, B-1, B-2, B-3, B-4, MR and TR.



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

Staff is unaware of any planned public improvements.

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

Per the Federal Highway Administration, the functional classification of the Baldwin Beach Express is minor arterial. Minor Arterials provide service for trips of moderate length, serve geographic areas that are smaller than their higher Arterial counterparts and offer connectivity to the higher Arterial system. In rural settings, Minor Arterials should be identified and spaced at intervals consistent with population density, so that all developed areas are within a reasonable distance of a higher-level Arterial. Additionally, Minor Arterials in rural areas are typically designed to provide relatively high overall travel speeds, with minimum interference to through movement. The spacing of Minor Arterial streets may typically vary from 1/8- to 1/2-mile in the central business district (CBD) and 2 to 3 miles in the suburban fringes. Normally, the spacing should not exceed 1 mile in fully developed areas. The functional classification of County Road 64 is major collector. In the rural environment, Collectors generally serve primarily intra-county travel (rather than statewide) and constitute those routes on which (independent of traffic volume) predominant travel distances are shorter than on Arterial routes. Consequently, more moderate speeds may be posted. Traffic from a major commercial development could be somewhat excessive. Additional traffic attempting to access the Baldwin Beach Express from this location could be problematic. Access to this site would require approval from the Baldwin County Highway Department.

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

Although, there have been several rezonings along the Baldwin Beach Express, to date, the only properties that have been developed are Buc-ee's, Dollar General and a car lot in the six years since the Beach Express opened. The main purpose of the Baldwin Beach Express was to provide an additional evacuation route.

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

This area of Planning District 12 consists of residential and agricultural uses. There are a few commercial uses to the north of this intersection.

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

Timing is not a factor with this request.

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

Staff is unaware of any environmental conditions or historic resources that would be adversely impacted by this request. The Alabama Department of Environmental Management (ADEM) provided no comments.

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

Access to this site would require approval from the Baldwin County Highway Department. Per the applicant accidents have increased in this area. A major commercial development could adversely affect safety in the vicinity.

11.) Other matters which may be appropriate.

17.2.2 Buffer Requirements. Landscaped buffers shall be located at the perimeter of the building site for any given use and shall not be located in any portion of a public right-of-way. The required buffer widths are listed below. Additional information may be found at Appendix B:

(c) Institutional uses, Professional Business uses (B-1), Neighborhood Business uses (B-2), General Business uses (B-3), Major Commercial uses (B-4) and Marine Recreation (MR) uses when adjacent to a Rural District (RR, RA and CR), Residential Single Family Estate District (RSF-E) or Single Family District (RSF-1, RSF-2, RSF-3, RSF-4 and RSF-6) shall require a minimum buffer of **25-feet**.

Staff Comments and Recommendation

As stated previously, the subject property is currently zoned RA, Rural Agricultural District, and occupied with a dwelling. The property adjoins County Road 64 to the north and the Baldwin Beach Express to the west. The adjoining properties are residential, vacant, and agricultural. The requested zoning designation is B-4, Major Commercial District. According to the submitted information, the purpose of this request is to allow for the highest and best use for this corner.

Staff feels this rezoning application should be recommended for **DENIAL**.*

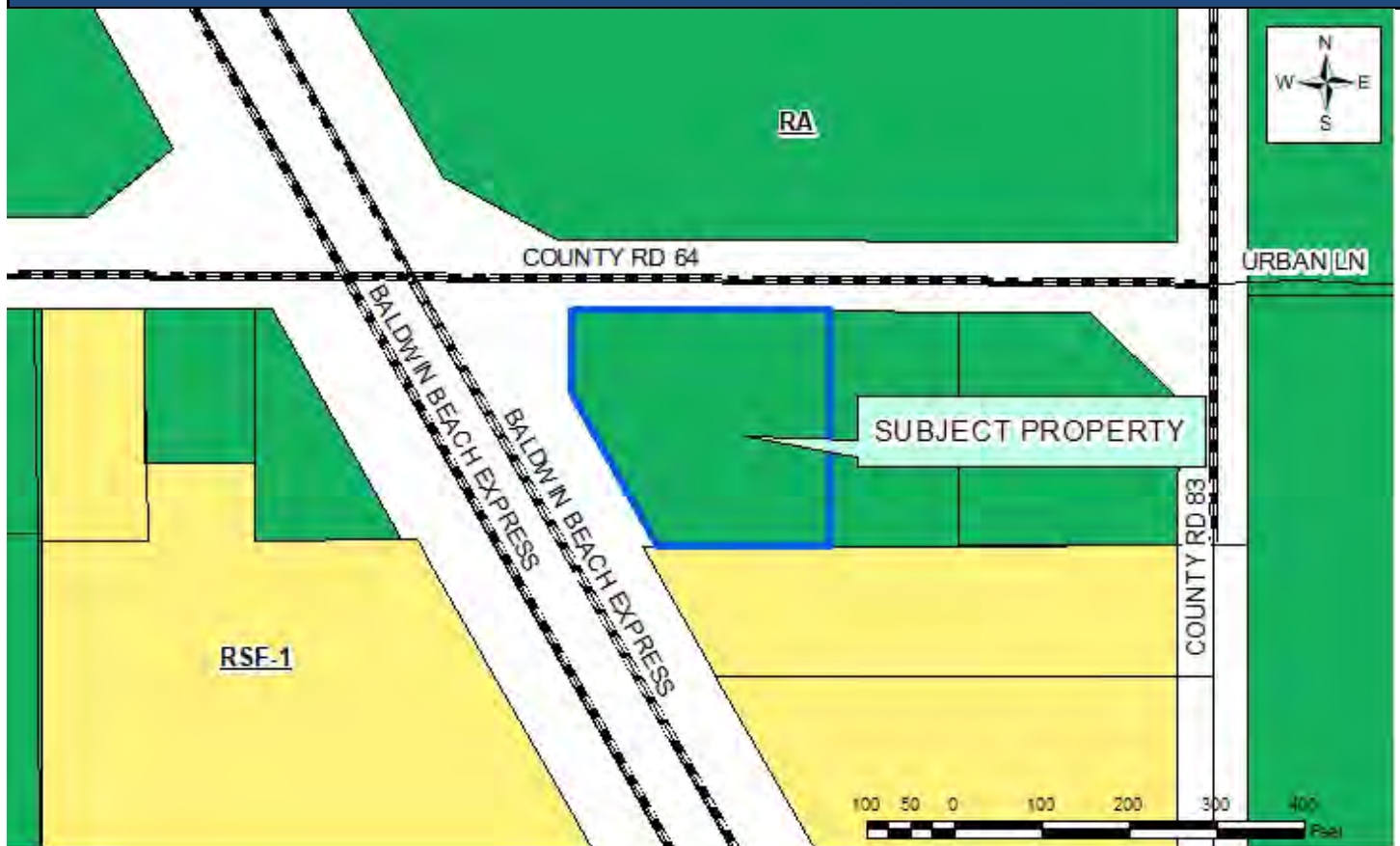
**On rezoning applications, the Planning Commission will be making a recommendation to the County Commission.*

Property Images





Locator Map



Site Map



Applicant's Statement

We are seeking rezoning of said property due to the change in our neighborhood. Since Baldwin County Beach Express has been constructed we have experienced, high traffic, crime and traffic accidents... while high traffic count is valuable for commercial property it devalues Residential property, this corner is not conducive to residential living.

We see the highest and best use for this corner to be commercial.

William M Saxon
Linda L Saxon
20940 Co Rd 64
Robertsdale AL 36567
Rezoning Application



Baldwin County Planning & Zoning Department

Baldwin County Commission Staff Report

Agenda Item 8.j

Case No. Z-20038

Weeks Property

Rezone RA, Rural Agricultural District to RR, Rural District

November 5, 2020

Subject Property Information

Planning District: 21
General Location: Southeast corner of County Road 26 and Magnolia Springs Highway
Physical Address: N/A
Parcel Number: 05-55-08-34-0-000-002.000
Existing Zoning: RA, Rural Agricultural District
Proposed Zoning: RR, Rural District
Existing Land Use: Undeveloped
Proposed Land Use: Commercial
Acreage: 27 acres, more or less
Applicant: Grant Joseph Weeks
14469 McCoy Lane
Magnolia Springs, Alabama 36555
Owner: Major (Ret.) Yolanda J. Weeks
10784 Weeks Road
Foley, Alabama 36535
Lead Staff: Vince Jackson, Development Review Planner
Attachments: *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Residential/Undeveloped	RSF-1, Single Family
South	Agricultural/Residential	RA, Rural Agricultural
East	Agricultural	RA, Rural Agricultural
West	Undeveloped/Residential	RSF-1, Single Family

Summary

The subject property, which consists of approximately 27 acres, is currently zoned RA, Rural Agriculture District. The designation of RR, Rural District, has been requested. The application materials are quoted as follows:

With the Magnolia Springs area growing, the Weeks family is interested in rezoning this property in order to build a mixed-use building containing space for a restaurant and two retail shops on the corner of County Road 26 and County Road 49. The remainder of the rezoned property will continue to be used as farmland. We later plan to build an event center on the farmland that is also being requested to be rezoned.

Section 3.2 RA Rural Agricultural District

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

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

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

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

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

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

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

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

Maximum Height of Structure in Feet	35
Minimum Front Yard	40-Feet
Minimum Rear Yard	40-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	3 Acres
Minimum Lot Width at Building Line	210-Feet
Minimum Lot Width at Street Line	210-Feet

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

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

Proposed Zoning Requirements

Section 3.1 RR, Rural District

3.1.1 *Generally.* This zoning district is provided to accommodate the rural areas of Baldwin County. Rural District ordinances are designed to protect the rural character of the area.

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

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) The following transportation, communication, and utility uses: water well (public or private).
- (c) Marine recreation uses.
- (d) Outdoor recreation uses.
- (e) The following general commercial uses: animal clinic and/or kennels; farm implement sales; farmer's market/truck crops; nursery; landscape sales.
- (f) Local commercial uses.
- (g) Professional service and office uses.
- (h) The following institutional uses: church or similar religious facility; child care center; child care institution; day care home; fire station; library; post office; school (public or private).
- (i) Agricultural uses.
- (j) Single family dwellings including manufactured housing and mobile homes.
- (k) Accessory structures and uses.

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

- (a) Light industrial uses.
- (b) General commercial uses not permitted by right, except race track.
- (c) Institutional uses not permitted by right, except correctional, detention, or penal institution and sanitarium.
- (d) Boarding house, rooming house, lodging house, or dormitory.
- (e) Fraternity or sorority house.

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

Transportation, communication, and utility uses not permitted by right.

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

Maximum Height of Structure in Feet	35
Minimum Front Yard	30-feet
Minimum Rear Yard	30-feet
Minimum Side Yards	10-feet
Minimum Lot Area	40,000 Square Feet
Minimum Lot Width at Building Line	120-feet
Minimum Lot Width at Street Line	120-feet

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

Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	20,000 Square Feet
Minimum Lot Width at Building Line	80-Feet
Minimum Lot Width at Street Line	80-Feet

Agency Comments

Baldwin County Highway Department: No comments.

ADEM: No comments received.

Municipality (Town of Magnolia Springs): No comments received.

Staff Analysis and Findings

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

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

The subject property is currently undeveloped and is being used for agricultural purposes. The property adjoins County Road 26 to the north. The adjoining properties are agricultural and residential. Adjoining zoning designations are RA and RSF-1. The corporate limits for the Town of Magnolia Springs are located to the northwest.

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

The zoning for Planning District 21 was approved by the Baldwin County Commission on June 2, 2006. Staff is unaware of any changes which would affect the subject property.

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

The Baldwin County Master Plan, 2013, provides future land use designations for properties located within the zoned areas of the County. These categories represent the recommendations for the physical development of the unincorporated areas of the County. They are intended for planning purposes only and do not represent the adoption of zoning designations for areas which have not voted their desire to come under the zoning authority of the Baldwin County Commission. Although not legally binding, the future land use designations are evaluated in conjunction with criteria found in the Baldwin County Zoning Ordinance, the Baldwin County Subdivision Regulations, the Baldwin County Flood Damage Prevention Ordinance and any other ordinances and regulations which the County Commission may adopt.

The master plan provides a future land use designation of Agricultural for the subject property. Agriculture, forestry and similar activities are included with this future land use category. Single family dwellings, institutional uses, recreational uses, limited commercial uses which are intended to serve a rural area and transportation, communication and utility uses are also included subject to the requirements found within the Zoning Ordinance. This category is designed to protect the essential open character of rural areas until it is timely to reclassify the land to appropriate residential, commercial or industrial categories. Zoning designations may include RR, CR, RA and RSF-E. Approval of this request will not require an amendment to the Future Land Use Map.

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

Staff knows of no conflicts with existing or planned public improvements.

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

Traffic impacts will depend upon the nature of businesses to be located on the property. Access and required improvements, if any, will be coordinated with the Baldwin County Highway Department and will be reviewed during the Land Use Certificate process.

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

See response to Standard Number 1.

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

The adjacent parcels are zoned RA and RSF-1. The nearest parcels which are zoned RR are located to the southeast and southwest. Staff is recommending RR in order to maintain consistency with the surrounding RA parcels. Parcels located to the south, along Magnolia Springs Highway, are zoned B-3, General Business District.

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

Timing is not a factor with this request.

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

There are no environmental issues or historic resources which would be impacted by this rezoning.

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

Staff anticipates no adverse impacts.

11.) Other matters which may be appropriate.

N/A

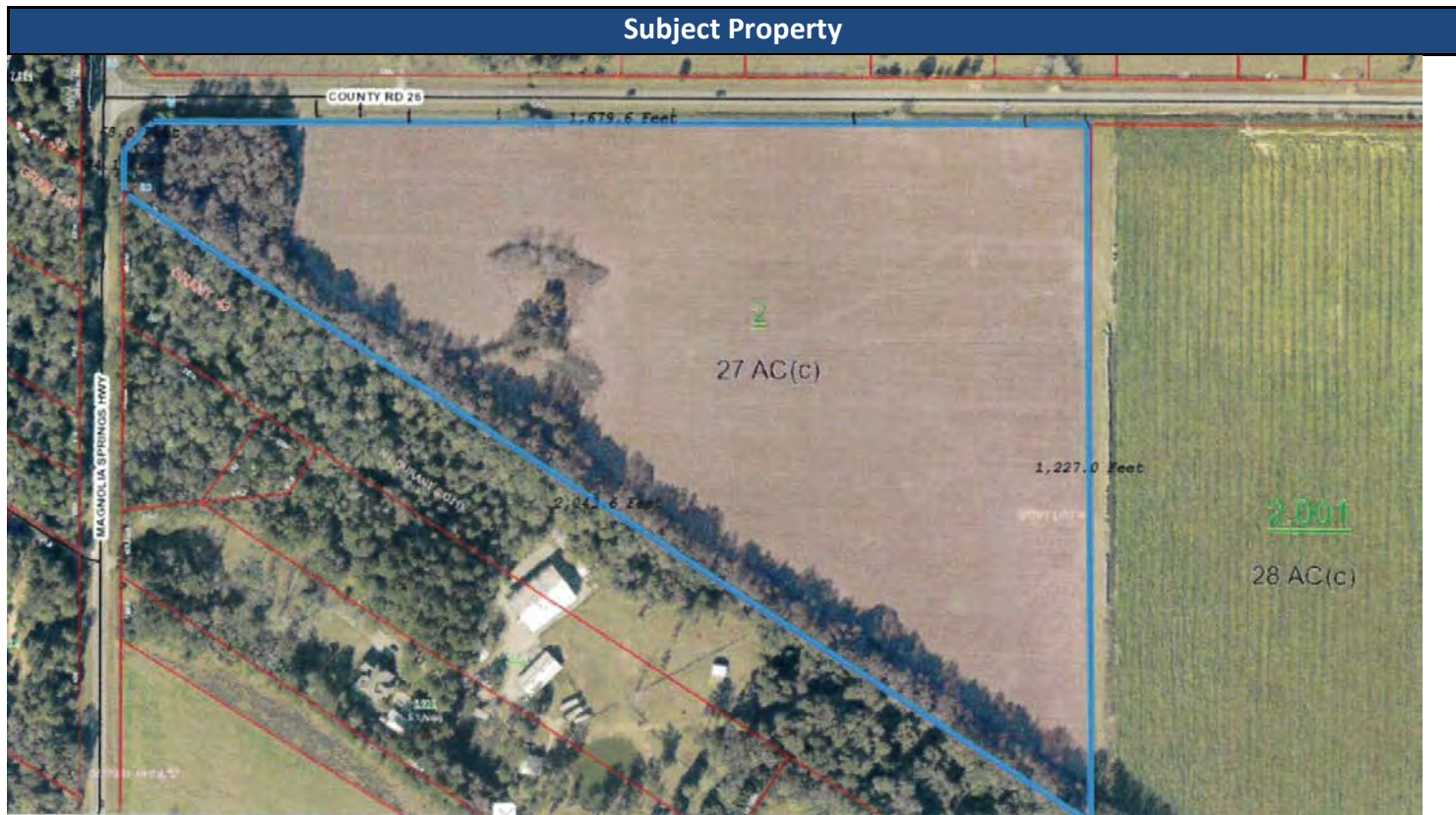
Staff Comments and Recommendation

As stated previously, the subject property, which consists of approximately 27 acres, is currently zoned RA, Rural Agriculture District. The designation of RR, Rural District, has been requested. The application materials are quoted as follows:

With the Magnolia Springs area growing, the Weeks family is interested in rezoning this property in order to build a mixed-use building containing space for a restaurant and two retail shops on the corner of County Road 26 and County Road 49. The remainder of the rezoned property will continue to be used as farmland. We later plan to build an event center on the farmland that is also being requested to be rezoned.

To some extent, there are concerns with introducing commercial uses into an area where they do not currently exist. However, staff trusts the applicant's sincerity and desire to establish businesses which will be beneficial to the community, and for this reason suggested RR in order to provide a designation which would accomplish the applicant's goals, and at the same time, maintain consistency with surrounding zoning designations. Unless information to the contrary is revealed at the public hearing this case should be recommended for **APPROVAL** to the County Commission. *

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



Property Images







Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Agenda Item 8.k

Case No. Z-20039

Green Side Up LLC Property

Rezone RA, Rural Agriculture District to RSF-4, Single Family District

November 5, 2020

Subject Property Information

Planning District: 22
General Location: South side of U.S. Highway 98
Physical Address: U.S. Highway 98, Elberta
Parcel Numbers: 05-52-09-29-0-000-005.000
Existing Zoning: RA, Rural Agriculture District
Proposed Zoning: RSF-4, Single Family District
Existing Land Use: Vacant
Proposed Land Use: Residential Subdivision
Acreage: 39.5± acres
Applicant: David Diehl
880 Holcomb Blvd
Fairhope, AL 36532
Owner: Green Side Up LLC
16044 Hwy 73, Bldg 106 STE B
Prairieville, LA 70769
Lead Staff: Celena Boykin, Senior Planner
Attachments: *Within Report*

Adjacent Land Use		Adjacent Zoning
North	Agricultural	US Hwy 98 and RA, Rural Agricultural District
South	Agricultural	RA, Rural Agricultural District
East	Agriculture	RA, Rural Agricultural District
West	Agricultural	RA, Rural Agricultural District

Summary

The subject property, which consists of approximately 39.5 acres, is currently zoned RA, Rural Agriculture District. The designation of RSF-4, Single Family District, has been requested for the purpose of establishing a residential subdivision with 60 foot lots.

Section 3.2 RA Rural Agricultural District

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

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

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

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

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

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

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

3.2.5 *Area and dimensional ordinances.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, *Section 12.4: Height Modifications*, *Section 12.5: Yard Requirements*, *Section*

12.6: Coastal Areas, Section 12.8: Highway Construction Setbacks, Section 18.6 Variances, and Article 20: Nonconformities, the area and dimensional ordinances set forth below shall be observed.

Maximum Height of Structure in Feet	35
Minimum Front Yard	40-Feet
Minimum Rear Yard	40-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	3 Acres
Minimum Lot Width at Building Line	210-Feet
Minimum Lot Width at Street Line	210-Feet

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

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

Proposed Zoning Requirements

Section 4.5 RSF-4, Single Family District

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

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

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

4.5.3 *Conditional 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.

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

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

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

Maximum Height of Structure in Feet	35
Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area per Dwelling Unit	7,500 Square Feet
Minimum Lot Width at Building Line	60-Feet
Minimum Lot Width at Street Line	30-Feet
Maximum Ground Coverage Ratio	.35

Agency Comments

Baldwin County Highway Department – Tyler Mitchel, P.E.: No comment received.

Mary Booth, Subdivision CoordinatorNo comment received.

ADEM: No comment received.

ALDOT:

Thanks for the info. Subdivision would require the standard ALDOT permitting for connection to US 98, other requirements would be based on actual details of the size of the development such as turn lanes, etc.

MICHAEL SMITH

AREA PERMIT MNGR.

Staff Analysis and Findings

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

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

The subject property is currently vacant and is agricultural. The property adjoins State Highway 98 to the north. The adjoining properties are agricultural.

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

The subject property has always been zoned RA, Rural Agricultural District since Planning District 22 became zoned on November 19, 2002. There have been few rezonings in the area except for a some commercial rezonings at the corner of US Hwy 98 and County Rd 91 and also one multi-family.



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

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

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

Staff is not aware of any conflicts.

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

The subdivision will be accessed from US Hwy 98. Access to this site would require approval from the ALDOT. As stated above by Michael Smith, ALDOT Permit Manager, "Subdivision would require the standard ALDOT permitting for connection to US 98, other requirements would be based on actual details of the size of the development such as turn lanes, etc." The applicant did not state how many lots are being proposed but the total acreage is 39.5 and RSF-4 allows for 7,500 sq ft lot, so conceivably there would be an affect on traffic patterns or congestion. No proposed plat was submitted.

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

The adjacent uses and are agriculture. There are a few commercial uses at the the intersection of US Hwy 98 and County Rd. 91.

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

See response to item number 6 which is listed above.

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

Timing is not a factor.

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

Staff doesn't anticipate any adverse impacts.

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

Staff anticipates no adverse impacts.

11.) Other matters which may be appropriate.

N/A

Staff Comments and Recommendation

As stated previously, the subject property, which consists of approximately 39.5 acres, is currently zoned RA, Rural Agriculture District. The designation of RSF-4, Single Family District, has been requested for the purpose of establishing a residential subdivision with 60 foot lots.

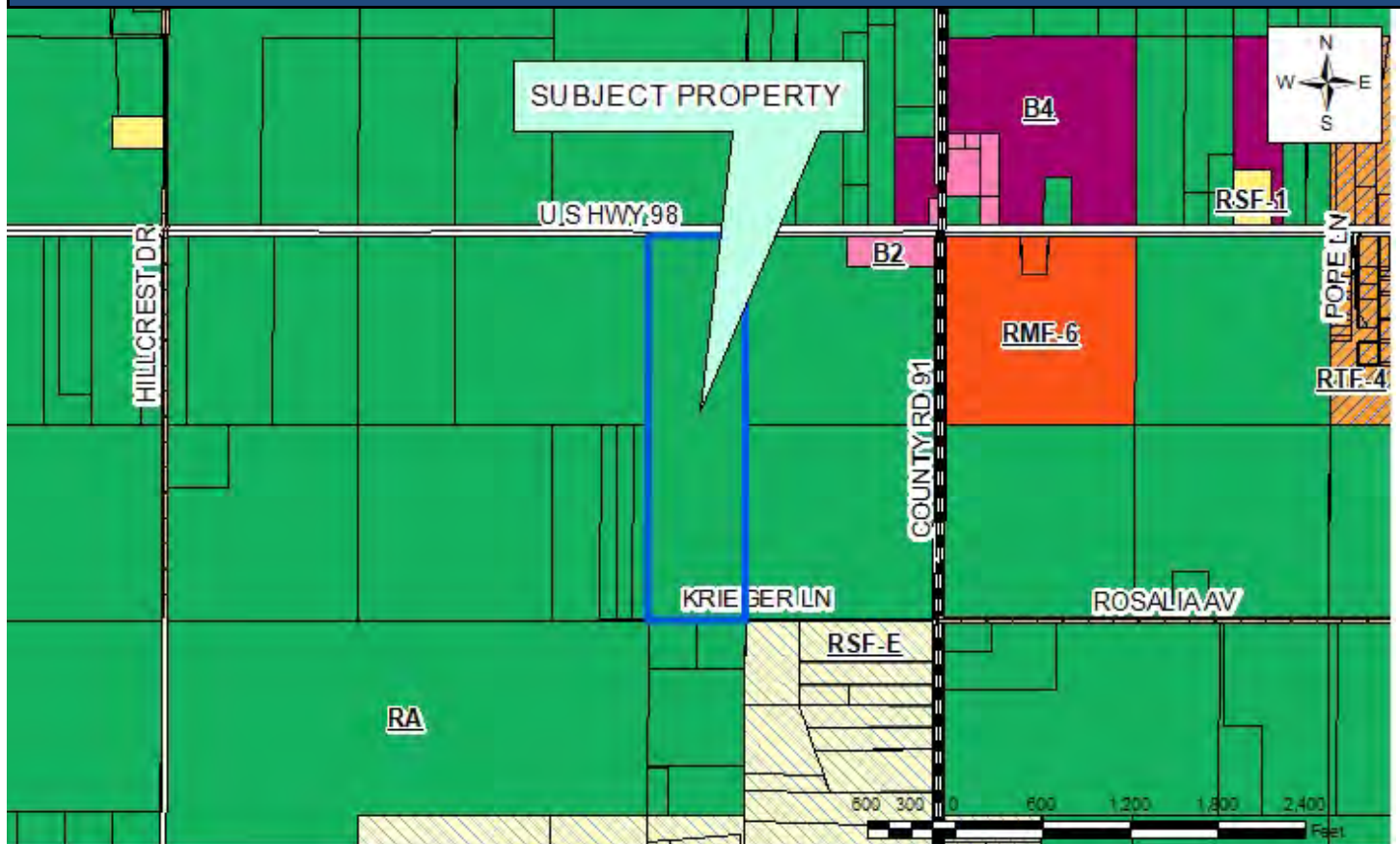
Unless information to the contrary is revealed at the public hearing, staff feels this rezoning application should be recommended for **DENIAL**.*

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

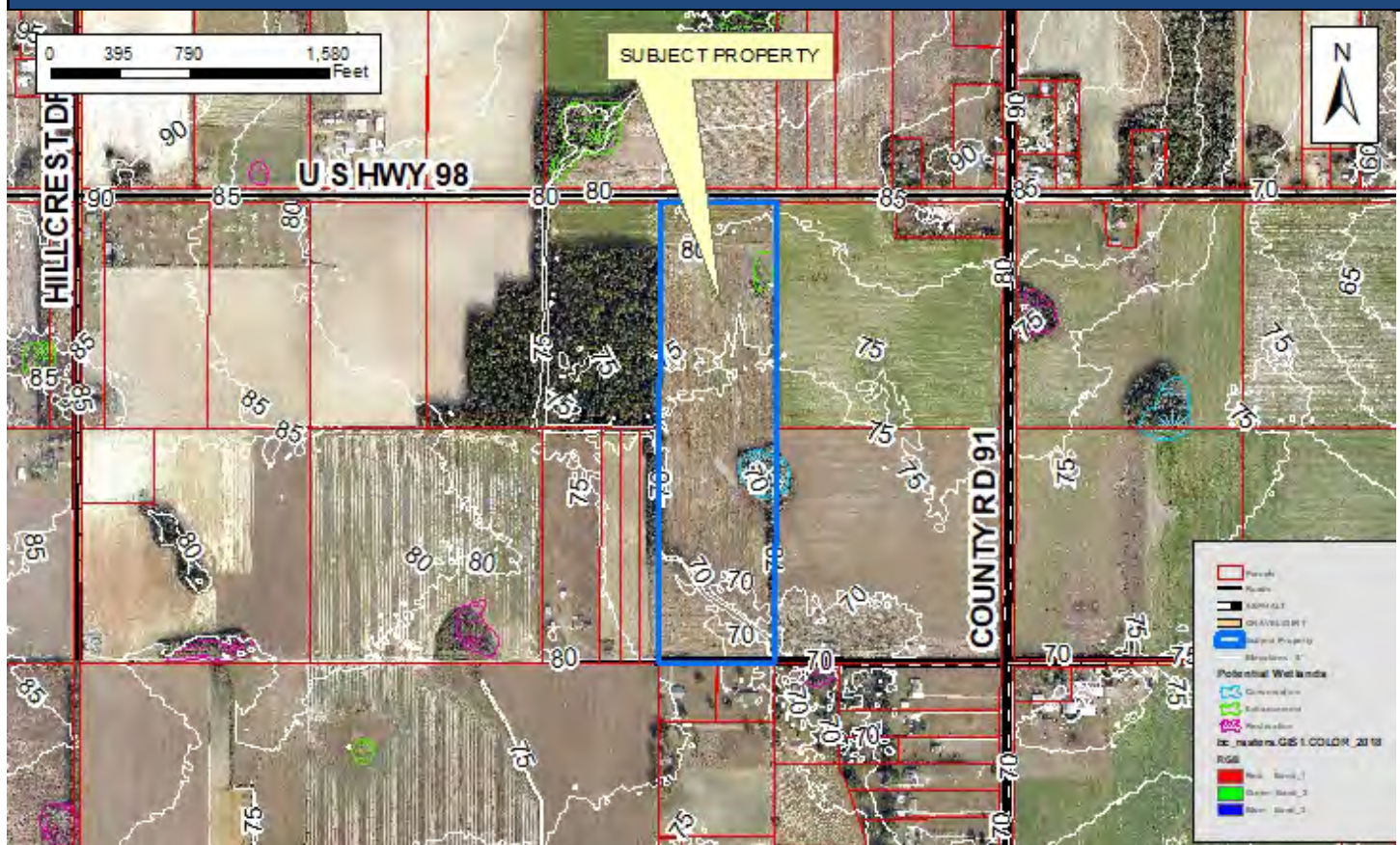
Property Images



Locator Map



Site Map





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Agenda Item 8.I

Case No. Z-20040

Gates VI, LLC Property

Rezone B-2, Neighborhood Business District to HDR, High Density Residential District

November 5, 2020

Subject Property Information

Planning District: 15
General Location: Southeast Corner of County Road 64 and Pollard Road
Physical Address: County Road 64
Parcel Numbers: 05-43-05-21-0-000-006.001 (part of)
Existing Zoning: B-2, Neighborhood Business District
Proposed Zoning: HDR, High Density Residential District
Existing Land Use: Undeveloped
Proposed Land Use: Multi Family Residential (56 unit apartment complex)
Acreage: 5.6 acres, more or less
Applicant: Byron Burkhalter
124 One Madison Plaze, Suite 1500
Madison, MS 39110
Owner: Gates VI LLC
C/O Stephen Crawford
PO Box 123
Mobile, AL 36601
Lead Staff: Linda Lee, Planner
Attachments: *Within Report*

Adjacent Land Use		Adjacent Zoning
North	Residential	B-2, Neighborhood Business District, RSF-2, Single-Family District, RMF-6, Multi-Family District
South	Audubon Apartments	Daphne
East	Audubon Apartments	Daphne
West	Residential and Commercial	Daphne

Summary

This application involves 5.59 acres, plus or minus, of a 7.1 acre parcel. The existing zoning designation is B-2, Neighborhood Business District. A zoning of HDR, High Density Residential District, has been requested in order to allow for the development of a 56 unit apartment complex by The Park Companies. The subject property is located to the west of an existing apartment complex which was developed prior to County zoning and has since

annexed into the City of Daphne. If this request is approved, the property will be the second to carry the HDR designation.

Current Zoning Requirements

Section 5.2 B-2, Neighborhood Business District

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

5.2.2 Permitted uses. The following uses are permitted as of right, or as uses accessory to permitted uses in the B-2, Neighborhood Business District:

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

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

- | | |
|--|--|
| (a) Air conditioning sales and service | (i) Discount/variety store (exceeding 8,000 square feet) |
| (b) Amusement arcade | (j) Drug store (exceeding 8,000 square feet) |
| (c) Animal clinic/kennels | (k) Exterminator service office |
| (d) Arboretum | (l) Golf course |
| (e) Ball field | (m) Liquor store |
| (f) Business machine sales and service | (n) Mini-warehouse |
| (g) Car wash | |
| (h) Country club | |

- (o) Night club, bar, tavern
- (p) Office equipment and supplies sales
- (q) Park or playground
- (r) Pawn shop
- (s) Pet shop
- (t) Plumbing shop
- (u) Restaurant sales and supplies
- (v) Riding academy
- (w) Rug and/or drapery cleaning service

- (x) Seafood store
- (y) Swimming pool (outdoor)
- (z) Tennis court (outdoor)
- (aa) Water storage tank
- (bb) Wildlife sanctuary
- (cc) Wireless telecommunication facility
- (dd) Dwellings, in combination with commercial uses, subject to the standards listed under *Section 5.2.4: Mixed uses*

5.2.4 Mixed uses. Mixed residential and commercial uses may be permissible as conditional uses in the B-2 Neighborhood Business District, subject to the standards and procedures established in *Section 18.11: Conditional Uses*, and subject to the following criteria:

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

5.2.5 Area and dimensional ordinances.

Maximum Height of Structure in Feet	35
Maximum Height of Structure in Habitable Stories	2 1/2
Minimum Front Yard	30-Feet

Minimum Rear Yard	25-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	20,000 Square Feet
Maximum Impervious Surface Ratio	.60
Minimum Lot Width at Building Line	80-Feet
Minimum Lot Width at Street Line	60-Feet

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

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

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

Section 4.10 HDR, High Density Residential District

4.10.1 *Generally*. The intent of this zoning designation is to provide the opportunity for multiple family residential development, including apartments, condominiums, duplexes and townhouses, in a high density setting.

4.10.2 *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) Extraction or removal of natural resources on or under land.
- (b) Water well (public or private).
- (c) Silviculture.
- (d) Multiple family dwellings (apartments and condominiums).
- (e) Two family dwellings.
- (f) Townhouses.
- (g) Single Family Dwellings.
- (h) Accessory structures and uses.
- (i) Church or similar religious facility.

4.10.3 *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) Country club.

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

Maximum Height of Structure in Feet	35
Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Maximum Density	12 Dwelling Units per Acre
Minimum Lot Area/Dwelling Unit	6,500 Square Feet
Minimum Lot Width at Building Line	60-Feet
Minimum Lot Width at Street Line	30-Feet
Maximum Ground Coverage Ratio	.35

4.10.5 *Area and dimensional ordinances (multiple family)*. 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	50
Minimum Front Yard	25-Feet
Minimum Rear Yard	25-Feet
Minimum Side Yards	25-Feet
Maximum Density	12 Dwelling Units per Acre
Minimum Lot Area	22,000 Square Feet
Minimum Lot Width at Building Line	100-Feet
Minimum Lot Width at Street Line	50-Feet
Maximum Ground Coverage Ratio	.80

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

Maximum Height of Structure in Feet	35
Minimum Front Yard	25-Feet
Minimum Rear Yard	25-Feet
Minimum Side Yards	10-Feet (exterior wall side yards)
Maximum Density	12 Dwelling Units per Acre
Minimum Lot Area/Dwelling Unit	2,500 Square Feet
Minimum Lot Width at Building Line	25-Feet
Minimum Lot Width at Street Line	25-Feet
Maximum Ground Coverage Ratio	.80

4.10.7 Open space requirement. A minimum of 10% of the gross land area developed under the HDR designation shall be set aside as permanent open space to include amenities, common areas and recreation facilities.

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

4.10.9 Landscaping and buffering. All HDR, High Density Residential District, properties shall meet the requirements of Article 17: Landscaping and Buffers.

Agency Comments

Planning and Zoning/Subdivisions: Mary Booth, Subdivision Coordinator

If the rezoning is approved, Final Site Plan approval in accordance with the *Baldwin County Subdivision Regulations* will be required.

ADEM: No comments received.

Municipality: City of Daphne, Adrienne Jones, Planning Director

From: Adrienne Jones <ajones@daphneal.com>

Sent: Wednesday, October 14, 2020 12:32 PM

To: D Hart <DHart@baldwincountyal.gov>

Subject: RE: Z-20040

My very plain language recommendation: keep the existing commercial zoning.

Adrienne

Staff Analysis and Findings

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

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

The subject property is undeveloped. The property adjoins County Road 64 to the north. The adjoining properties are residential and commercial. The properties to the west, east and south are within the city of Daphne with Audubon Park apartments located on the adjacent property to the east. The proposed zoning would be compatible with the Audubon Park multi-family zoning (R-4 High Density Single Multi-Family Residential).

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

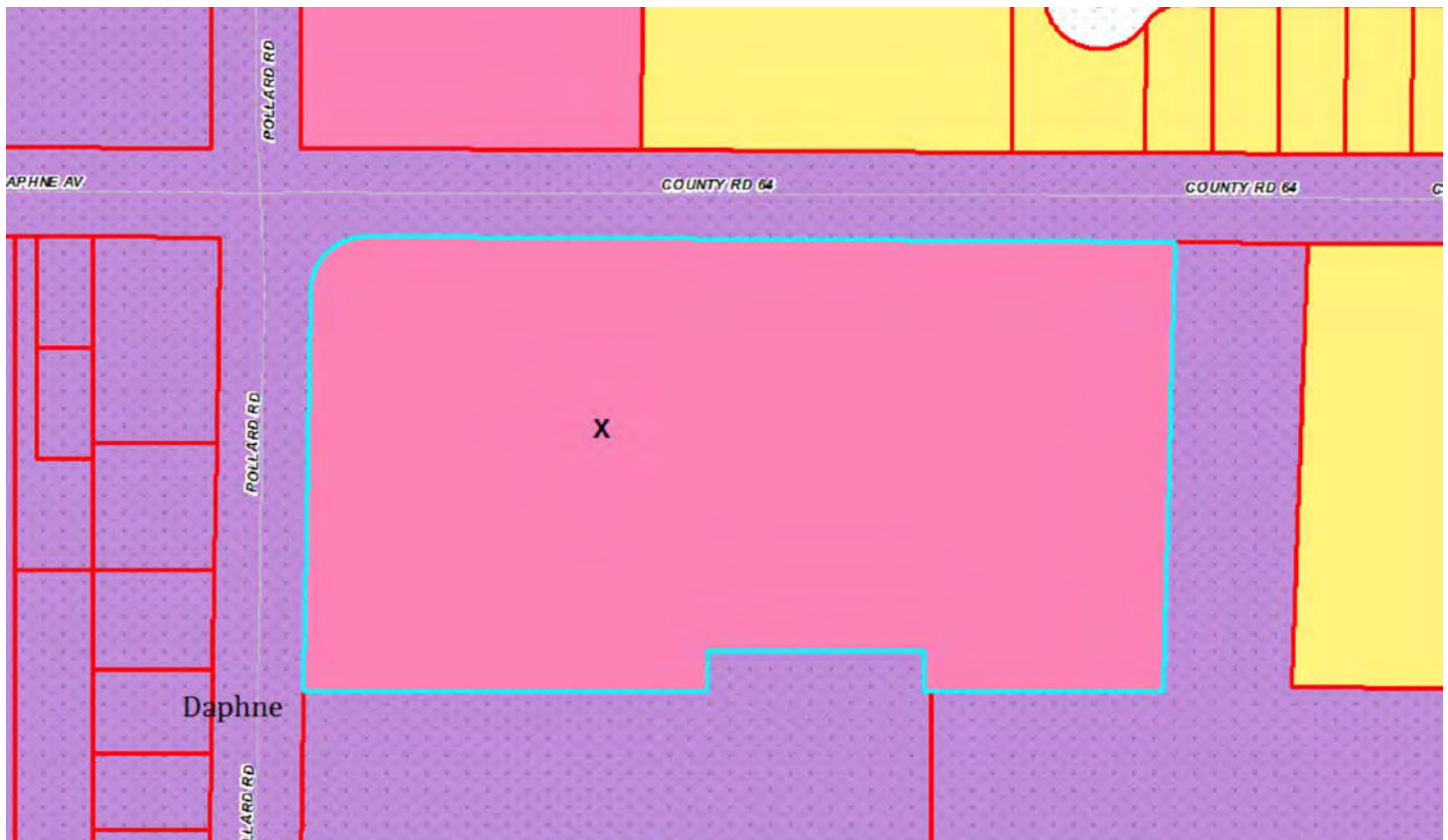
The zoning for Planning District 15 was adopted by the County Commission on August 1, 2006. The area has seen significant residential growth since that time. The property to the east and south is the location of the Audubon Park apartments. This is an existing apartment complex which was developed prior to zoning in Planning District 15 and subsequently annexed into the City of Daphne.

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

The Baldwin County Master Plan, 2013, provides future land use designations for properties located within the zoned areas of the County. These categories represent the recommendations for the physical development of the unincorporated areas of the County. They are intended for planning purposes only and do not represent the adoption of zoning designations for areas which have not voted their desire to come under the zoning authority of the Baldwin County Commission. Although not legally binding, the future land use designations are evaluated in conjunction with criteria found in the Baldwin County Zoning Ordinance (Zoning Ordinance), the Baldwin County Subdivision Regulations, the Baldwin County Flood Damage Prevention Ordinance and any other ordinances and regulations which the County Commission may adopt.

A future land use designation of Commercial is provided for this parcel. This category provides for retail and wholesale trade facilities which offer convenience and other types of goods and services. Institutional uses, recreational uses, mixed-use developments and transportation, communication and utility uses may be included in accordance with the Zoning Ordinance. **Multiple family developments may also be included.** Commercial uses should be located on major streets so as to be accessible to the residential population. Zoning designations may include RR, B-1, B-2, B-3, B-4, LB, RV-1, RV-2, MR and TR. Approval of the rezoning will necessitate a change in the future land use designation to Residential for the rezoned portion of this parcel..

The adjacent future land use designations to the north are Commercial and Residential.



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

Staff is unaware of any proposed public improvements.

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

Traffic congestion is a major concern on County Road 64. Development on the subject property, whether under the current zoning or the proposed zoning, will affect traffic patterns and congestion. The exact impact, however, is difficult to ascertain. Traffic impacts and required improvements, if needed, will be addressed during later phases of the project if the rezoning is approved.

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

The proposed zoning designation is consistent with the adjacent zoning of Audubon Park Apartments within in the city which allows fourteen (14) dwelling units per acre. There are also multi-family zoned parcels in close proximity to this parcel.

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

This application represents the second request for HDR since the designation was adopted in 2017. If approved, the subject property will be the second to carry the designation. Adjacent properties are zoned RSF-1, RMF-6 and B-2. As stated previously, the property to the south and east lies within the city limits of Daphne and is the location of an apartment complex. This property was zoned RMF-6 under County zoning prior to being annexed into the city.

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

Staff believes that timing is appropriate given development trends in the area.

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

Staff is unaware of any environmental conditions or historic resources that would be adversely impacted by this request. The Alabama Department of Environmental Management (ADEM) provided no comments.

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

This a broad standard which often indicates potential impacts which could extend beyond a given planning district. Staff knows of no significant impacts.

11.) Other matters which may be appropriate.

- The intent of the HDR, High Density Residential District, is to provide the opportunity for multiple family residential development, including apartments, condominiums, duplexes and townhouses, in a high density setting. The designation was created because of inquiries from developers with an interest in high density residential development, primarily multifamily, in the zoned areas of the County. At the time, the zoning ordinance limited density to six dwelling units per acre. As a result, developers would often seek annexation into municipalities in order to achieve their desired density. Adoption of HDR provided a true high density zoning designation to allow future high density developments to remain under County zoning, with the intention that the designation would be applied in the zoned areas which are adjacent to the larger municipalities (Case T-17001, adopted by the County Commission on May 16, 2017). Staff believes the current proposal meets this intent.
- If the rezoning is approved and the project constructed 10' of the required setback along County Road 64 shall be maintained as a buffer. Parking lot landscaping will also be required. A landscaping plan, demonstrating compliance with the requirements of Article 17 from the *Baldwin County Zoning Ordinance* shall be submitted during the Land Use Certificate approval process.
- The subject property is located in the extraterritorial jurisdiction of the City of Daphne. The developers should contact the City to determine any requirements which might be applicable to this project.

Staff Comments and Recommendation

As stated above, this application involves 5.59 acres, plus or minus, of a 7.1 acre parcel. The existing zoning designation is B-2, Neighborhood Business District. A zoning of HDR, High Density Residential District, has been requested in order to allow for the development of a 56 unit apartment complex by The Park Companies. The subject property is located to the west of an existing apartment complex which was developed prior to County zoning and has since annexed into the City of Daphne. If this request is approved, the property will be the second to carry the HDR designation.

With the above comments in mind, and unless information to the contrary is presented at the public hearing, staff recommends **APPROVAL** of Case Z-20040 to the County Commission. *

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

City of Daphne Zoning Information

13-4 REQUIREMENTS FOR LOT AREA, WIDTH, COVERAGE, DENSITY, HEIGHT AND OTHER FACTORS

The following shall apply in districts as outlined, except Planned Unit Developments or Innovative Design for Single Family, and as provided below:

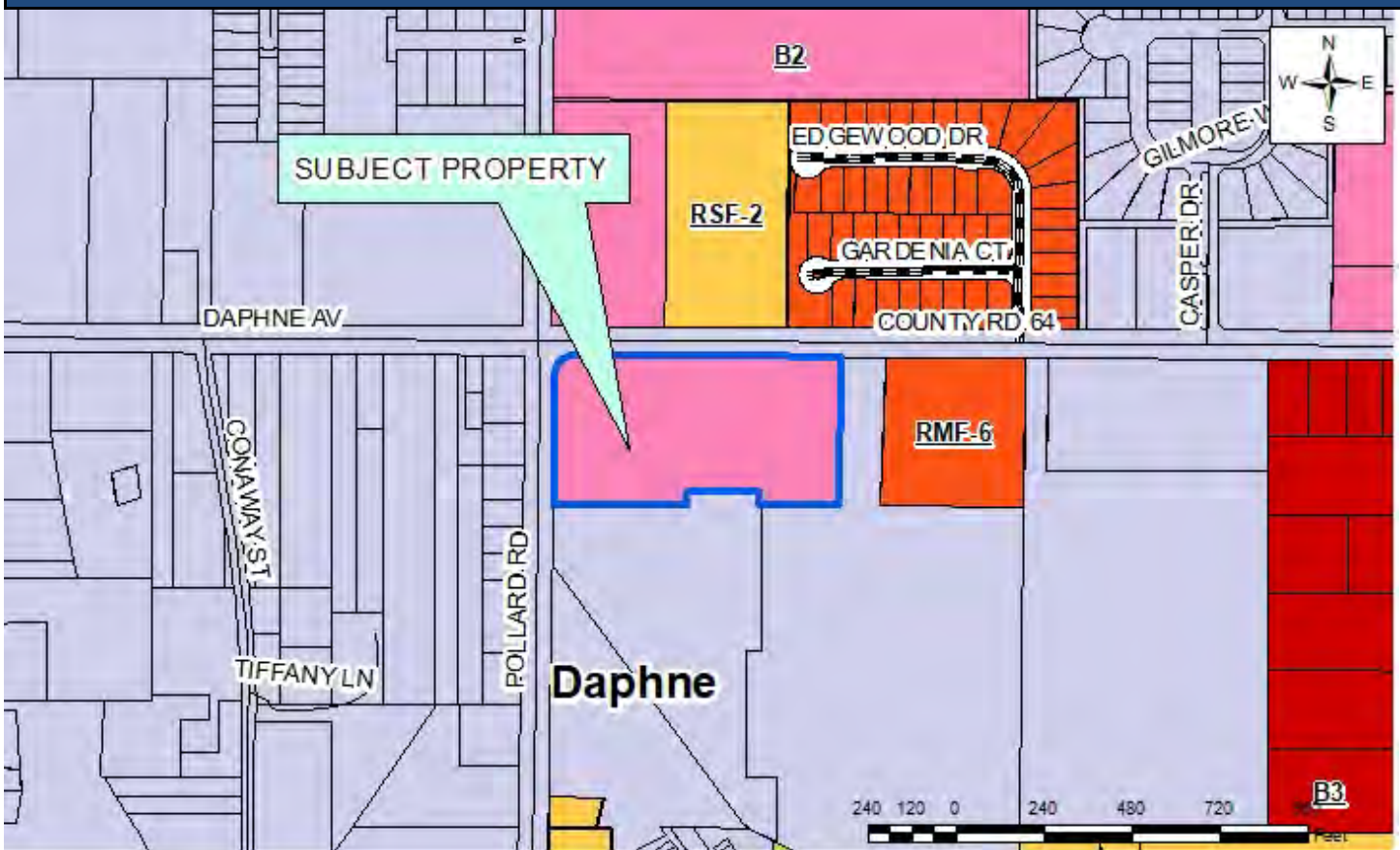
MINIMUM LOT REQUIREMENTS

	Minimum Lot Area Square feet (sq ft)	Minimum Lot Width at Setback Line (ft)	Maximum Lot Coverage Percent (%) ^a	Maximum Density ^b (units/acre)	Maximum Height ^c (stories) (ft)
R-1, Low Density Single Family	20,000	100	25	2.0	2.5 stories 35 ft
R-2, Medium Density Residential	15,000	90	25	2.5	2.5 stories 35 ft
R-3, High Density Single Family	12,000	80	30	3.5	2.5 stories 35 ft
R-4, High Density Single Family-- Multi-Family--	5,000 7,500 ^c	50 85	38 35	8.0 14.0	3 stories 50 ft
R-5, Mobile Homes	See	Articles	25 & 26	for	Details
R-6(G) Garden/Patio Homes	5,000	50	38	8	2.5 stories 35 ft
R-6(D), Duplex, R-7(A), R-7(M), R-7(T) respectively: Apartments, Mid Rise Condominium, Townhouses	See	Section	13-9	for	Details
B-1, B-1(a), B-2, B-3 Business Districts and Mixed Use Districts	N/A	N/A	N/A	N/A	4 stories 50 ft
Extra-territorial Planning Jurisdiction	12,000 ^d	80	30	3.5	2.5 stories 35 ft

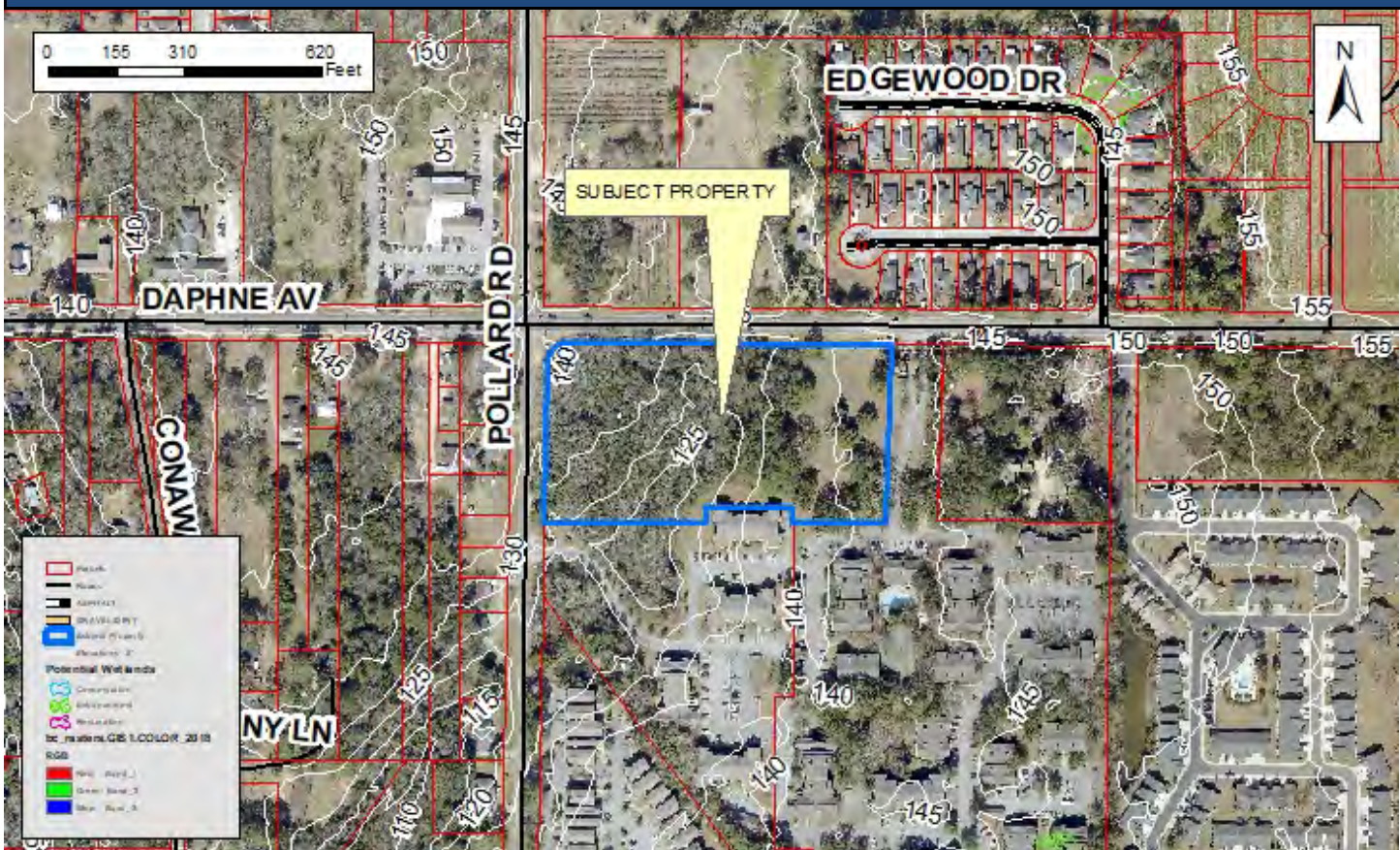




Locator Map



Site Map





THE PARK COMPANIES

REAL ESTATE DEVELOPMENT

Resume



About Us

The Park Companies ("Park") was established in 1994 for the purpose of developing, constructing, owning and managing residential rental properties. Park is organized in the following distinct functions:

- **Development** services performed by TCCM, LLC
- **Construction** services performed by Unicorp, LLC
- **Asset Management** services performed by Park Management II, LLC

Park has helped make the provision of quality housing a reality for thousands of individuals and families. Since 1994, over 12,000 units have been developed in 7 Southeastern states with aggregate project costs totaling over \$800 million. We are acutely familiar with the economic, market and geographic climate in the Southeast and are well positioned to identify and fulfill the investment needs of those communities. Today, more than 35,000 residents are provided a great place to live.



Our mission is to be the premier provider of services to the multifamily industry. We specialize in multifamily housing and strive to provide the highest quality of life for our residents.

Our Companies



TCCM Development, LLC

J.H. (Tommy) Thames, Jr. began developing multi-family apartment properties in 1980. Park Development, LLC was formed in 1994 when he partnered with Chip Triplett to expand development activities. The development arm of The Park Companies has endured great success developing over 12,000 units in 7 different states in the Southeast and continues today under the operating entity named TCCM Development, LLC.



Unicorp, LLC

In 1987, Unicorp, LLC was founded by J.H. (Tommy) Thames, Jr. to serve as a general contractor with a primary focus on multi-family and residential construction. With an experienced management team, combined with strong subcontractor relationships developed over many years, Unicorp has successfully delivered our projects on time and within budget. We consistently maintain the highest level of quality and safety on all of jobs and have completed construction of more than 15,000 units in 8 states with construction contracts totaling more than \$990 million.



Park Management II, LLC

In 2010, Park Management II, LLC was created to perform asset management functions for all properties owned by the principals of Park. We believe the engagement of experienced third party management companies, combined with our own asset management team, will maximize cash flow of our portfolio while preserving the value of each asset over the long-term. Our emphasis is to provide the finest quality of life for our residents.

Principals and Managers



J.H. (Tommy) Thames, Jr., Principal

Mr. Thames has been in the business of real estate construction, development, appraising and management since 1968. He has maintained his own business since 1971 and is the founder of Park Development, Unicorp Construction and many other real estate companies commonly referred to today as The Park Companies ("Park"). Mr. Thames has developed and constructed commercial and multi-family residential properties in 8 different states in the southeastern United States. Mr. Thames holds the MAI designation of the American Institute of Real Estate Appraisers.



Rodney F. (Chip) Triplett, Jr., Principal

Mr. Triplett is a past president of Park and has been affiliated with the company since 1994. He has overseen the development and construction of over 100 developments comprising more than 12,000 residential units in total. Over his career, Mr. Triplett has gained invaluable experience from supervising all development, construction, and management activities in the real estate industry. Park's continued success has been driven by Mr. Triplett's established relationships in the industry and his ability to secure both equity and debt from investors and lenders.



Mark B. Willson, Principal

Mr. Willson joined Park in 2006 and currently serves as President and Chief Financial Officer of The Park Companies. In this capacity, he is responsible for all operations of Park with a focus on all financial activities. He oversees all asset management, risk management and compliance functions for all properties currently owned by Park. He has also assisted in the identification of and securing capital from new investors and lenders and in the closing of all new projects since his arrival. Mark received a Bachelor of Science in Accounting from the University of Southern Mississippi and is licensed in the State of Mississippi as a certified public accountant.



R. McKie Edmonson, Principal

Mr. Edmonson gained over 8 years of experience with KPMG, LLP, an international public accounting firm before joining Park in 2007. He currently serves as the Vice President of Asset Management and monitors performance of over 60 properties. His duties include analysis of market conditions, weekly and monthly review of operational and financial reports, performance of site inspections, overseeing all third-party management companies, and ongoing communication with all investors and lenders. He also assists in the development process through underwriting and project feasibility of all proposed developments. Mr. Edmonson received a Bachelor of Professional Accountancy (1998) and a Master of Business Administration (1999) from Mississippi State University and is licensed in the State of Mississippi as a certified public accountant.



Byron Burkhalter, Manager

Mr. Burkhalter currently serves as Development Manager and has been with Park since 2019. His primary focus is on business development, acquisitions, financial modeling and analysis, and debt and equity capitalization. He also works to develop strategic relationships with various government agencies, lenders, syndicators, and joint venture partners. Byron received a Bachelor and Master of Accountancy from the University of Mississippi and is a licensed certified public accountant.

TCCM DEVELOPMENT

In 1980, J. H. Thames, Jr., began developing multi-family apartment properties. Over the next fifteen years he had developed 51 apartment communities in Mississippi, Arkansas, Louisiana and Alabama. In 1994, Park Development was formed to engage in the formal role of developer in all future projects. Since formation of Park Development, the development activities of Park have resided in the following legal entities:

Park Development, LLC	1994 – 2000
Tri-Park, LLC	2001 – 2005
PAM Development, LLC	2006
TCCM Development, LLC	2007 – current

The owner/members of our development companies include J. H. Thames, Jr., Rodney F. Triplett, Jr., Mark Willson, and McKie Edmonson. Together they are bringing quality multi-family developments to residents throughout the Southeast, including Mississippi, Arkansas, Louisiana, Tennessee, Alabama, Georgia, and Texas. Park is committed to bringing quality housing and providing a full range of services to the residents of our communities thereby enhancing their quality of life.



Example Developments

Property Name	City	State	# of Units	Year Built
Retreat at Fairhope Village	Fairhope	AL	240	2020
Erdace Apartments	Lake Charles	LA	270	2020
Oak Street	New Orleans	LA	21	2016
Carlton Park	Flowood	MS	100	2005
The Vineyard at Castlewoods	Brandon	MS	314	1999
Highpointe	Brandon	MS	336	1998



RETREAT AT FAIRHOPE



DETAILS

The 240-unit class A property is located on Fly Creek Avenue and will feature upscale amenities, ample natural green space, and walking trails. Some of the most stringent and comprehensive environmental protection techniques are being required for the site and Fly Creek. This includes phased construction installation of storm water best management practices and an environmental impact. The Retreat at Fairhope Village features a clubhouse with gourmet kitchen, coffee bar, fitness facility with yoga room, resort-style saltwater pool, outdoor fireplace and grilling area, community walking trails, reading library, dog washing station, and bike racks. The residences will feature 9-10' ceilings, garden tubs, walk-in closets, stainless steel appliances, tile backsplashes, and patios/balconies.

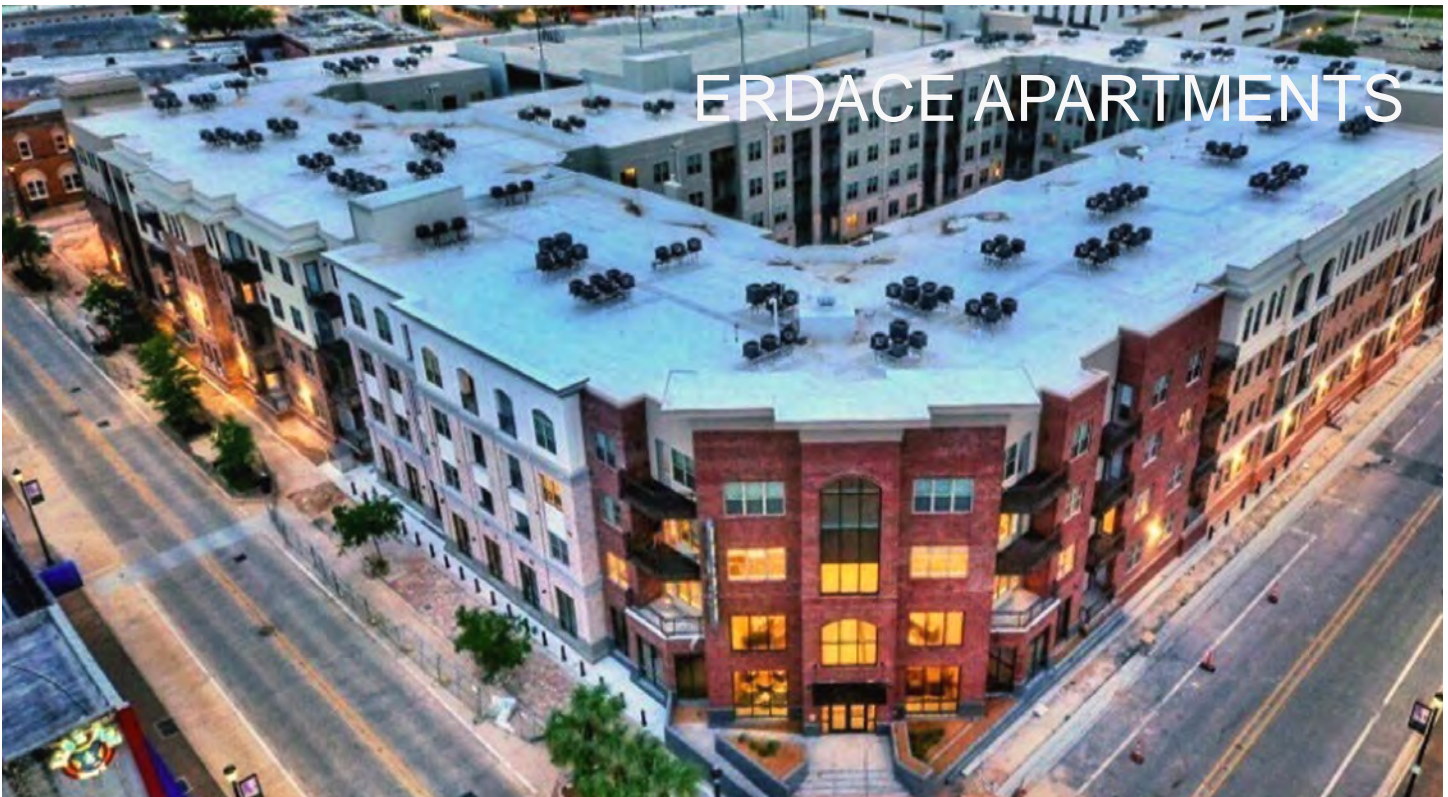
LOCATION Fairhope
Alabama

NUMBER OF UNITS
240

PROJECT COST
\$ 30,611,000

COMPLETION
2020





ERDACE APARTMENTS



DETAILS

Unicorp Construction was selected as the General Contractor for Erdace Apartments in Lake Charles, LA. The project is the largest downtown investment in the history of Lake Charles. The development is a 4 story building featuring 270 luxury studio, 1 and 2 bedroom apartments. The units feature 10 foot ceilings, private balconies in every unit, washer and dryer, granite countertops, hardwood flooring, walk in showers with garden size tub, track lights and ceiling fans. Erdace offers downtown living with interior entry for every unit. Amenities include a 4,500 square foot fitness facility, a yoga room, landscaped courtyard with a massive swimming pool, fountain areas with gas grills, parking garage and a separate conference/business center for residents.

LOCATION

Lake Charles, Louisiana

NUMBER OF UNITS

270

PROJECT COST

\$ 31,000,000

COMPLETION

2020



OAK STREET



DETAILS

The four-story development offers 21 two- and three-bedroom units ranging from 1,147 to 1,746 square feet. The podium slab foundation rests on 558 piles and supports the panelized wood frame structure allowing for covered parking under a portion of the building. All units have 8 3/4" wide Versailles Oak Engineered Hardwood, high-end white quartz countertops and a 4 x 8-foot kitchen island topped with a single slab of quartz. Also included are quartz countertop baths with wide plank tile floors and custom tile showers and large private cantilevered balconies. Additional building amenities include private storage units, a gym with storefront glass overlooking Oak Street, CCTV system for security, trash chute and data cabling.

LOCATION

New Orleans, Louisiana

NUMBER OF UNITS

21 single family

PROJECT COST

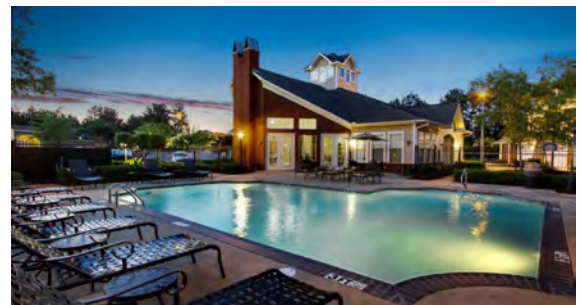
\$ 4,150,000

COMPLETION

June, 2016



Carlton Park



DETAILS

Carlton Park Apartments appeals to people who expect exceptional quality, gracious hospitality and convenience.

Carlton Park is a garden-style community with 100 apartment homes offering one, two and three bedroom floor plans. Included are walk-in closets, garden tubs washer/dryer connections, built-in microwaves, swimming pool with a sun deck, gated access, business center, attached garages, community lake and clubhouse.

LOCATION

Jackson, Mississippi

NUMBER OF UNITS

100

PROJECT COST

\$ 7,671,000

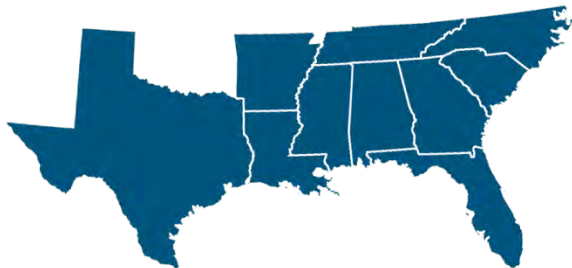
COMPLETION

2005





From its founding in 1987 through today, Unicorp Construction has enjoyed strong, steady growth and a reputation for quality construction. Unicorp started out primarily as a multi-family and residential contractor, successfully completing more than 15,000 multi-family and single-family housing units in eight states with construction contracts in excess of \$990,000,000. Through the years, Unicorp's philosophy and practice that a quality product can be produced only by close personal attention to details led to construction opportunities in commercial construction. Today, Unicorp is a market leader in multi-family and commercial construction and continues to expand on its diverse portfolio.



Unicorp holds Contractors Licenses in:

Alabama – 41085
Arkansas – 0155590414
Louisiana – 40642
Mississippi – 07544-MC
North Carolina – 74256
South Carolina – G118388
Tennessee – 00037070
Florida – CGC152422

Effective January 1, 2010, Park Management II, LLC was created to perform asset management functions for all properties owned by the principals of Park. We believe the engagement of experienced third-party management companies, combined with our own asset management team, will maximize cash flow of our portfolio while preserving the value of each asset over the long-term. We are currently engaged with the following third-party management company:

United Apartment Group

Park Management II analyzes market conditions, performs weekly and monthly review of operational and financial reports, performs site inspections, and oversees all third-party management companies. Our focus is to ensure we have a performing asset that provides the finest quality of life for residents.



Contact Information

**Office Address:**

124 One Madison Plaza
Suite 1500
Madison, MS 39110-2021

Telephone:

601-321-7600

Email:

info@theparkcompanies.com



**BALDWIN COUNTY PLANNING & ZONING COMMISSION
2021**

MEETING AND APPLICATION SCHEDULE

MEETING LOCATION: Baldwin County Central Annex
22251 Palmer St.
Robertsdale, AL. 36567

MEETING TIME: **4:00 p.m.**

MEETING DATE	APPLICATION DEADLINE DATE	PRE-APP. MEETING DATE ZONING (REQUIRED)	PRE-APP. MEETING DATE SUBDIVISION (REQUIRED)
JANUARY 7, 2021	DECEMBER 8, 2020	NOVEMBER 12, 2020	NOVEMBER 13, 2020
FEBRUARY 4, 2021	JANUARY 5, 2021	DECEMBER 17, 2020	DECEMBER 17, 2020
MARCH 4, 2021	FEBRUARY 2, 2021	JANUARY 13, 2021	JANUARY 14, 2021
APRIL 1, 2021	MARCH 2, 2021	FEBRUARY 10, 2021	FEBRUARY 11, 2021
MAY 6, 2021	APRIL 6, 2021	MARCH 10, 2021	MARCH 11, 2021
JUNE 3, 2021	MAY 4, 2021	APRIL 14, 2021	APRIL 15, 2021
JULY 8, 2021	JUNE 8, 2021	MAY 12, 2021	MAY 13, 2021
AUGUST 5, 2021	JULY 6, 2021	JUNE 9, 2021	JUNE 10, 2021
SEPTEMBER 2, 2021	AUGUST 3, 2021	JULY 14, 2021	JULY 15, 2021
OCTOBER 7, 2021	SEPTEMBER 7, 2021	AUGUST 11, 2021	AUGUST 12, 2021
NOVEMBER 4, 2021	OCTOBER 5, 2021	SEPTEMBER 8, 2021	SEPTEMBER 9, 2021
DECEMBER 2, 2021	NOVEMBER 2, 2021	OCTOBER 13, 2021	OCTOBER 14, 2021

APPROVED THE _____ DAY OF _____

SIGNATURE OF CHAIRMAN: _____

*MOVED TO 2ND THURSDAY DUE TO NEW YEARS DAY