

Baldwin County Planning & Zoning Commission Agenda

Thursday, January 7, 2021 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:

December 3, 2020 meeting minutes

- 6. Announcements/Registration to address the Commission.
- 7. Consideration of Applications and Requests: *Re-zoning Cases*
 - a.) Case P-21001, Albee Property

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

Purpose: The applicant is requesting conditional use approval to

allow an airplane hangar to be built on the property.

Location: The subject property is located at 33599 Sunset Drive, in Planning

District 22.

b.) Case P-21002, Pittman Property

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

Purpose: The applicant is requesting conditional use approval to

allow an office-warehouse with buildings for boat & RV

storage on the property.

Location: The subject property is located on the north side of Milton Jones

Rd., in Planning District 15.

c.) Case Z-21002, Sute Property

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

Purpose: The applicant is requesting to rezone 4.7+/- acres from

RSF-E to B-4 to allow commercial use of the property.

Location: The subject property is located at 10275 County Road 64, in

Planning District 15.

d.) Case Z-21003, Garlock Property

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

Purpose: The applicant is requesting to rezone .53+/- acres from

RSF-1 and RSF-2 to RA to allow residential and home

occupation on the property.

Location: The subject property is located at 34933 Boykin Blvd., in Planning

District 22

e.) Case Z-21006, Middleton Property

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

Purpose: The applicant is requesting to rezone 2.11+/- acres from

RSF-E to B-4 to allow storage facility on the property.

Location: The subject property is located at 25120 Rawls Rd, in Planning

District 12

f.) Case Z-21007, E & T Enterprises Property

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

Purpose: The applicant is requesting to rezone 75.93+/- acres from

RA to RSF-2 to allow single family residential

development of the property.

Location: The subject property is located on the southeast corner of Co Rd

12 S and Nall Road, in Planning District 21.

8. Consideration of Applications and Requests: Subdivision Cases

a.) Case S-20079 BFLC 63762 PH II, Development Permit Approval

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

Purpose: The applicant is requesting Development Permit Approval

to allow development of a 5-lot subdivision on

197.47acres.

Location: The subject property is located on the south side of Linholm Road

approximately 0.10 miles east off County Road 64 Ext. in the

Wilcox area.

b.) Case S-20081 BFLC 63761 PH II, Development Permit Approval

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

Purpose: The applicant is requesting Development Permit Approval

to allow development of a 5-lot subdivision on 91.06

acres.

Location: The subject property is located between County Road 64 and

County Road 87, approximately 0.25 miles south of Linholm Road

and on the east side of Goat Cooper Road.

c.) Case S-20084 BFLC 63757 PH I, Development Permit Approval

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

Purpose: The applicant is requesting Development Permit Approval

to allow development of a 5-lot subdivision on 110.21

acres.

Location: The subject property is located on the south side of Linholm Road,

between Peter Morris Road and Footsteps Lane, approximately

0.25 miles west off County Road 87.

d.) Case S-20085 BFLC 63757 PH II, Development Permit Approval

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

Purpose: The applicant is requesting Development Permit Approval

to allow development of a 5-lot subdivision on 128.75

acres.

Location: The subject property is located on the north side of Linholm Road,

approximately 0.25 miles west off County Road 87.

e.) Case S-20090 BFLC 63775 PH II, Development Permit Approval

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

Purpose: The applicant is requesting Development Permit Approval

to allow development of a 5-lot subdivision on 268.52

acres.

Location: The subject property is located on the east side of County Road 87

approximately 0.5 miles north of the I-10 overpass

f.) Case S-21003 BFLC 9833 PH II, Development Permit Approval

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

Purpose: The applicant is requesting Development Permit Approval

to allow development of a 5-lot subdivision on 39.77

acres.

Location: The subject property is located on the north side of Waterworld

Road approximately 0.25 miles east from County Road 64 Ext. in

the Wilcox area.

g.) Case S-21004 BFLC 9833 PH I, Development Permit Approval

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

Purpose: The applicant is requesting Development Permit Approval

to allow development of a 5-lot subdivision on 55.82

acres.

Location: The subject property is located on the north side of Waterworld

Road approximately 0.50 miles east from County Road 64 Ext. in

the Wilcox area.

h.) Case S-21008 Hollinger Ridge, Development Permit Approval

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

Purpose: The applicant is requesting Development Permit Approval

to allow development of a 3-lot subdivision on 128.03

acres.

Location: The subject property is located on the east side of Brady Road,

approximately 0.75 miles north of Dunbar Road in the Wilcox

area.

i.) Case S-21005 Blackwater Farm Subdivision, Development Permit Approval

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

Purpose: The applicant is requesting Development Permit Approval

to allow development of a 6-lot subdivision on 19.06

acres.

Location: The subject property is located on the east side of County Road

85 S, approximately 0.25 miles south of US Hwy 90 in the Elsanor

area.

j.) Case S-21002 Carmel Flats, Final Site Plan Approval

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

Purpose: The applicant is requesting Final Site Plan Approval for a

242 unit Planned Development on 20.24 acres.

Location: The subject property is located on south side of Twin Beech Road

(County Road 44) at Thompson Hall Road Fairhope area.

- 9. Old Business:
- 10. New Business:
- 11. Public Comments
- 12. Reports and Announcements:

Staff Reports

Legal Counsel Report

Next Regular Meeting: February 4, 2021

13. Adjournment.

Baldwin County Planning Commission Staff Report

Agenda Item 7.a
Case No. P-21001
Albee Property
Conditional Use Approval- Airplane Hangar
January 7, 2021

Subject Property Information

Planning District: 22

General Location: North side of Sunset Drive, lot 2 Shields (Airport) Subdivision

Physical Address: 33599 Sunset Drive

Parcel Numbers: 05-52-05-15-0-000-008.018
Existing Zoning: RA, Rural Agricultural District

Existing Land Use: vacant land

Proposed Land Use: Non-Commercial Airplane Hangar

Acreage: 4.5 acres
Applicant: Keith Albee

1226 Chagrin Dr Lillian, Al. 36549

Owner: Keith Albee

Lead Staff: DJ Hart, Planning Tech

Attachments: Within Report

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

Summary and Recommendation

The applicant is requesting Conditional Use approval to allow for a 70' x 75' building, to be used as an airplane hangar. The subject property is zoned RA, Rural Agricultural District. The proposed use may be allowed under the RA designation, subject to the Conditional Use approval of the Planning Commission.

There is no exclusive definition for an airplane hangar outlined in the *Baldwin County Zoning Ordinance*; therefore, staff associated the proposed structure with the definition of an airport which is defined as follows:

Airport~ Any area of land or water designed and set aside for the landing and taking off of aircraft and may include necessary facilities for the housing and maintenance of aircraft.

Staff recommends that Case P-21001, Albee Property be **APPROVED*** subject to the conditions outlined at the end of this staff report.

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

Current Zoning Requirements

Section 3.2 RA Rural Agricultural District

- 3.2.1 *Generally*. This zoning district provides for large, open, un-subdivided 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.

According to Article XXIII Table of Permitted Uses outlined in the *Baldwin County Zoning Ordinance*, airports (and as included in the definition <u>"necessary facilities for the housing and maintenance of aircraft")</u> are allowed in the RA district by Conditional Use Approval.

	R.R.	R A	RSF- E	RSF-	RSF-	RSF-	RSF-	RTF-	RSF-	RTF-	RMF- 6	RMH	B-1	B-2	B-3	B4	₩ M	OR	TR	M-1	M-2
TRANSPORTATION, COMMUNICATION & UTILITY USES																					
Airport	C	C													C	C				P	P
Armory	č	Č													C	Č				P	P
Broadcasting station	Č	Č	С													Č				P	P
Barge docking	С	С													С	С				Р	Р
Bus and railroad terminal facilities	С	С													C	С				Р	Р
Electric power substations	С	С													0	С				Р	Р
Freight depot, rail or truck	С	С													С	С				Р	Р
Landfill (See Section 2.3, Local Provisions)	С	С													0	С				С	С
Maintenance facility/storage yard for schools, government agencies, and telephone and cable companies	С	С													U	С				Р	Р
Radio and television station and transmitting tower	С	С													С	С				Р	P
Railroad facilities	Ċ	Ċ													C	Ċ				Р	P
Sewage treatment plant	С	С													O	С				С	С
Taxi dispatching station	С	С													С	С				Р	Р

Agency Comments

County Highway Department:

DJ,

I have the following comments for January Planning Cases.

For P-21001:

The driveway connection to Sunset Drive will require a residential permit from Area 300 Facility.

Thanks,

Weesie

Baldwin County Planning and Zoning, Subdivision: *No comments.*

ADEM: No comments received.

Staff Analysis and Findings

The applicant is requesting Conditional Use approval to allow for a 70' x 75' building, to be used as an airplane hangar. The subject property is zoned RA, Rural Agricultural District. The proposed use may be allowed under the RA designation, subject to the Conditional Use approval of the Planning Commission.

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

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

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

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

The Baldwin County Master Plan – 2013 indicates a future land use designation of agricultural for the subject property. This zoning district provides for large, open, un-subdivided 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 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 is predominately used for the same purpose as indicated in this application. In April 2003 the Planning Commission granted Conditional Use approval to allow lots in Shields Subdivision to have aircraft hangars and related structures provided the hangars did not exceed 70' x 75'. Lot 2 of Shields Subdivision was not included in the Conditional Use approval. Two additional parcels were granted conditional use approval for an airplane hangar in 2007 and 2014

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

As there are numerous aircraft hangars in the area, staff feels the proposed use should not affect the value of neighboring property.

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

As stated above, the area surrounding the subject property is predominately used for the same purpose.

There is a deeded taxiway easement on the parcel to the west (lot 1) which allows the aircraft to taxi to the runway.

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

Staff Comments and Recommendation

As stated previously, the applicant is requesting Conditional Use approval to allow for a 70' x 75' building, to be used as an airplane hangar. Staff feels that this is a reasonable request and recommends **APPROVAL*** subject to the following conditions:

- Approval shall be for this applicant and this location only.
- A Baldwin County Land Use Certificate shall be obtained no later than six months from the date of Conditional Use approval.
- Any expansion of the proposed structure shall necessitate additional review by the Planning Commission.

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

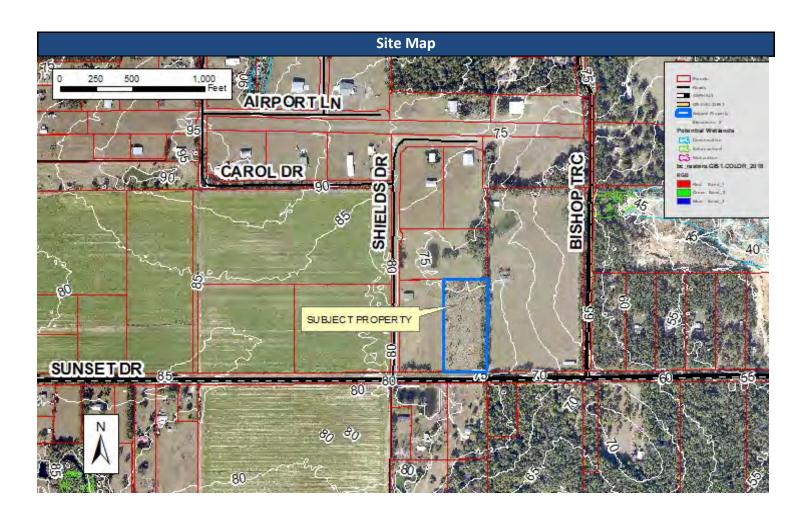
Property Images

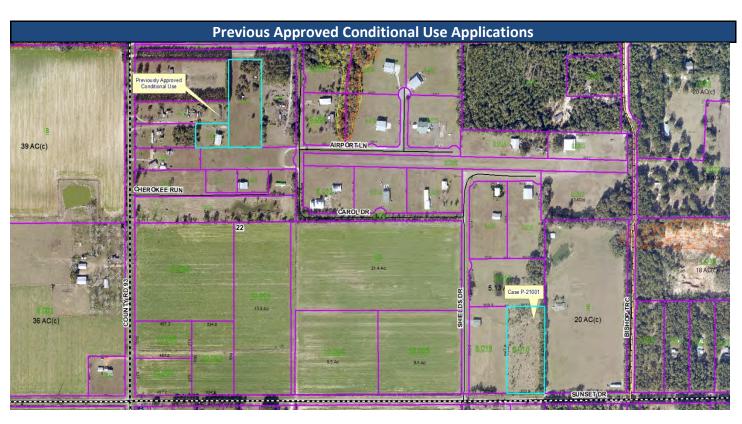












Additional Information

- ATTACHMENT 2 - TAXIWAY EASE MENT FOR PARKEL 05-52-05-15-0-000-008-018

REL 1/12/2016 DOC# 1215427

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STATE OF ALABAMA

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COUNTY OF BALDWIN

VENDOR'S LIEN DEED WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that CAROLYN A. SHIELDS, a married woman conveying lands which are not a part of her homestead, GRANTOR, for and in consideration of the sum of TEN THOUSAND AND NO/100THS (\$10,000.00) DOLLARS, the receipt of which is hereby acknowledged to have been paid to the said Grantor, by THOMAS L. CLEMENTS and PAULA F. CLEMENTS, GRANTERS, together with a Promissory Note executed simultaneously herewith in the amount of THIRTY TWO THOUSAND AND NO/100THS (\$32,000.00) DOLLARS, does hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantees, as tenants in common and with said rights and interest for a period or term that the said Grantees shall each survive and unto the survivor of the said Grantees, at the death of the other, in fee simple, subject to the provisions hereafter contained, all that real property in the County of Baldwin, State of Alabama, described as follows, to-wit:

Lot 1 of Shields Subdivision, according to plat thereof recorded on Slide 1403-B in the Office of the Judge of Probate of Baldwin County, Alabama.

SUBJECT, HOWEVER, TO THE FOLLOWING:

The Grantor herein reserves a 60 foot easement over and across the North property line of said lands for use as a taxiway for Lot 2. Said taxiway will be constructed at no expense to the Grantees herein.

All hangers to be factory designed metal material.

Restrictive covenants relating to the use and occupancy of said lands filed for record on December 12, 1986 in Miscellaneous Book 58 at pages 1424-1425.

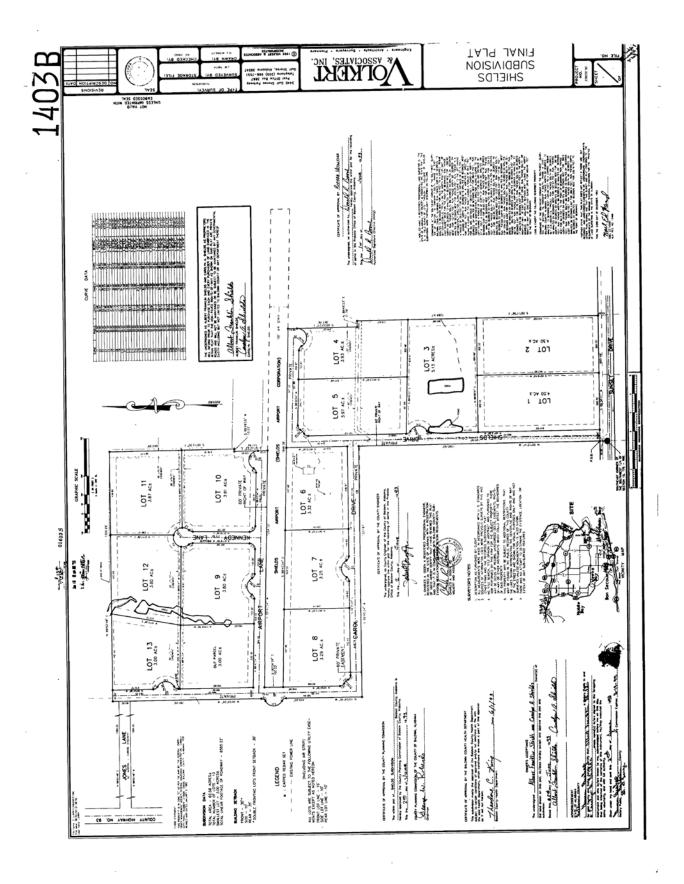
Restrictions, easements, rights-of-way and building setback lines as set forth on recorded plat of said subdivision.

TOGETHER WITH ALL AND SINGULAR, the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

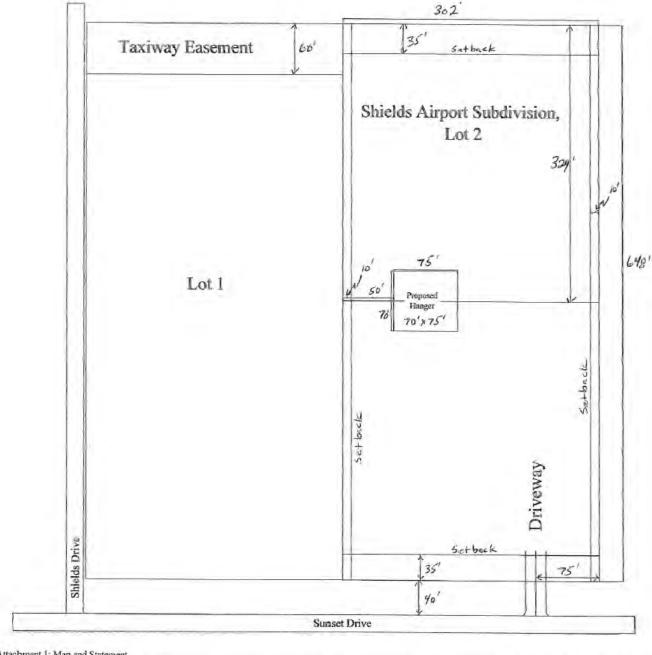
TO HAVE AND TO HOLD unto the said Grantees, in the manner and interest as set forth and stated above, their heirs and assigns forever. And, except as to the above and taxes hereafter falling due, the said Grantor, for herself, her heirs and assigns, hereby covenant with the said Grantees, their heirs and assigns, that she is seized of an indefeasible estate in fee simple in and to the said property; and she has a good right to sell and convey the same; that said property is free and clear of all liens and

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Attachment 1 Drawing for Parcel 05-52-05-15-0-000-008.018



Attachment 1: Map and Statement

- Statement: Lot 2 of the Shields (Airport) Subdivision was the only lot excluded from an Approved subdivision Conditional Use Application to allow Aircraft Hangers.

Attachment 2: Page 1 of a Baldwin County recorded Lieu Dood for Lot 1 with Taxiway Easement paragraph highlighted.

Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Agenda Item 7.b Case No. P-21002 Pittman Property

Conditional Use Approval, Office-Warehouse Facility

January 7, 2021

Subject Property Information

Planning District: 15

General Location: North side of Milton Jones Road, west of State Highway 181 (Lot 2 of Parker Commercial

Subdivision)

Physical Address: N/A

Parcel Numbers: 05-43-05-22-0-000-013.147

Existing Zoning: B-2, Neighborhood Business District

Existing Land Use: Undeveloped

Proposed Land Use: Office-warehouse facility with buildings for boat and RV storage

Acreage: 1.56 acres +/Applicant: Curt Achee
P.O. Box 2244

Fairhope, Alabama 36533

Owner: Lee D. Pittman

P.O. Box 26

Montrose, Alabama 36559

Lead Staff: DJ Hart, Planning Tech

Attachments: Within Report

	Adjacent Land Use	Adjacent Zoning
North	Commercial	B-2, Neighborhood Business District
South	Commercial & RSF-E	M-1, Light Industrial and Residential
East	Commercial	B-2, Neighborhood Business District
West	Commercial	B-1, Professional Business District

Summary

The applicant is requesting Conditional Use approval to allow for the construction of an office-warehouse facility with buildings for the storage of boats and recreational vehicles. As proposed, the facility would have two (2) structures. On January 21, 2020, the Baldwin County Commission approved a text amendment to the zoning ordinance which provides standards for mini-warehouse facilities (Section 13.14). This application will be reviewed in accordance with these standards.

Current Zoning Requirements

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.
 - 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.
 - 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.

The area and dimensional requirements for the B-2 zoning designation are listed as follows:

5.2.5 Area and dimensional ordinances.

Maximum Height of Structure in f	Feet 35
Maximum Height of Structure in I	Habitable Stories2 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 Ra	atio .60
Minimum Lot Width at Building Li	ne 80-Feet
Minimum Lot Width at Street Line	e 60-Feet

Agency Comments

Baldwin County Highway Department:

DJ,

I have the following comments for January Planning Cases.

For P-21002:

Milton Jones Rd is not maintained by Baldwin County. City of Daphne should be coordinated with for driveway connection. Water shall be mitigated on site.

Thanks,

Weesie

Baldwin County Planning and Zoning, Subdivision: No comments.

ADEM: No comments received.

Municipality (City of Daphne): No comments received.

Staff Analysis and Findings

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

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

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

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

The Baldwin County Master Plan – 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. 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 subject property is currently undeveloped. The property adjoins Milton Jones Road to the south. The adjoining properties on the north side of Milton Jones Road are commercial. Property located across Milton Jones Road to the south is light industrial.

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

A number of existing commercial and industrial structures are located in the vicinity and on adjacent properties. Staff believes that the proposed office-warehouse facility 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

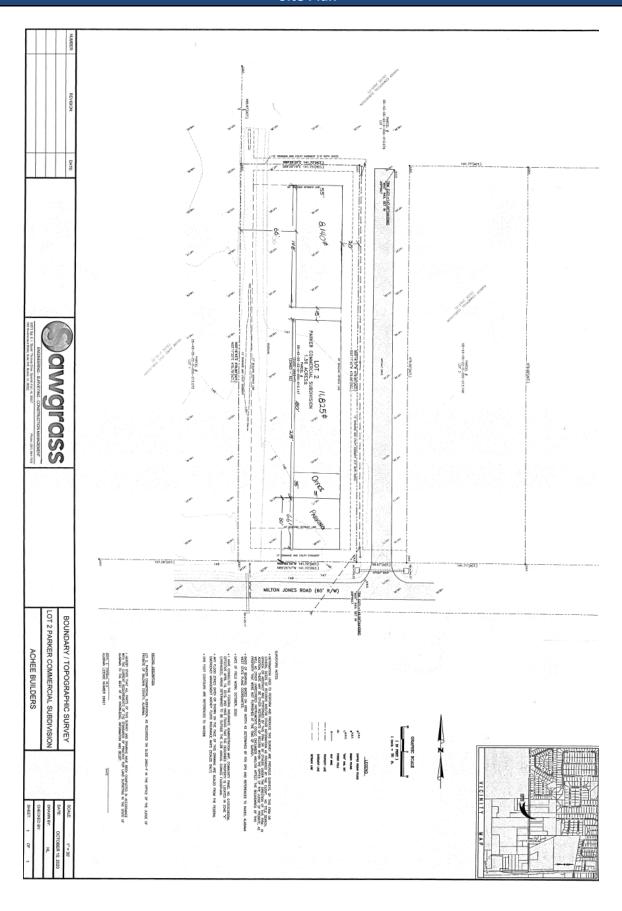
As stated above, the applicant is requesting Conditional Use approval to allow for the construction of an office-warehouse facility with buildings for the storage of boats and recreational vehicles. As proposed, the facility would have two (2) structures. On January 21, 2020, the Baldwin County Commission approved a text amendment to the zoning ordinance which provides standards for mini-warehouse facilities.

Staff has reviewed this proposal in accordance with the new standards in Section 13.14 and has found that the proposal meets the specified requirements.

Staff recommends that Case P-21002 be APPROVED*, subject to the following conditions:

- Approval shall be for this applicant and this location only.
- A land use certificate shall be obtained with six (6) months from the date of approval. Additional time may be granted by the Planning Commission if necessary.
- If signage is proposed, a Sign Permit application, demonstrating compliance with Article 16 of the zoning ordinance, shall be submitted to and approved by the Planning and Zoning Department.
- All requirements found in Section 13.14 shall be met.
- 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.

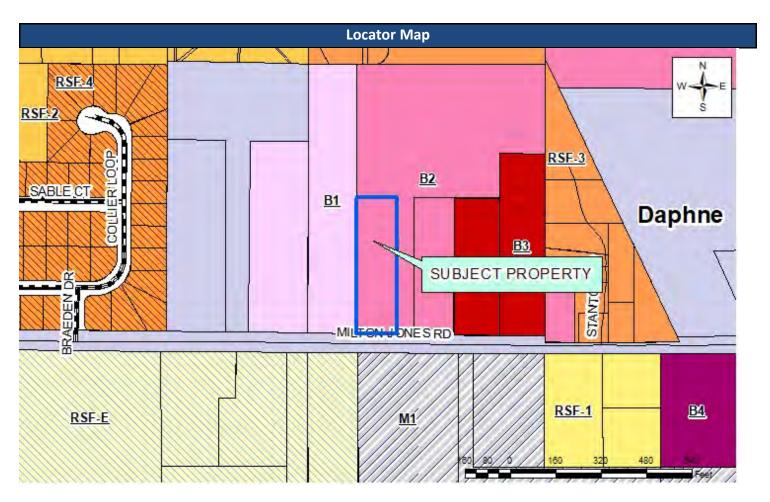


Property Images













Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Agenda Item
Case No. Z-21002
Sute Property

Rezone RSF-E, Residential Single Family Estate District to B-4, Major Commercial District January 5, 2021

Subject Property Information

Planning District: 15

General Location: East side of State Highway 181 and north of County Rd 64

Physical Address: 10275 County Rd 64, Daphne, AL 36532

Parcel Numbers: 05-43-06-14-0-000-017.000

Existing Zoning: RSF-E, Residential Single Family Estate District

Proposed Zoning: B-4, Major Commercial District

Existing Land Use:ResidentialProposed Land Use:CommercialAcreage: $4.7 \pm acres$ Applicants:John R. Sute

12425 Boone Ln Fairhope, AL 36532

Owners: Same

Lead Staff: Celena Boykin, Senior Planner

Attachments: Within Report

	Adjacent Land Use	Adjacent Zoning				
North	Undeveloped	RA, Rural Agriculture				
South	County Rd 64 & Residential	RSF-E, Residential Single Family Estate				
East	Residential	RSF-E, Residential Single Family Estate				
West	Residential	RSF-E, Residential Single Family Estate				

Summary

The subject property is currently zoned RSF-E, Residential Single Family Estate District and contains 4.7 acres. The applicant is requesting the designation of B-4 Major Commercial District, because of the trending commercial development in the area.

Current Zoning Requirements

Section 4.1 RSF-E, Residential Single Family Estate District

- 4.1.1 *Generally.* This zoning district is provided to afford the opportunity for the choice of a very low density residential environment consisting of single family homes on estate size lots.
- 4.1.2 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) Agricultural uses.
 - (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.
- 4.1.3 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.
- 4.1.4 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).

4.1.5 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 F	eet 35-Feet
Minimum Front Yard	40-Feet
Minimum Rear Yard	40-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	80,000 Square Feet
Minimum Lot Width at Building Lin	ne 165-Feet
Minimum Lot Width at Street Line	165-Feet
Maximum Ground Coverage Ratio	.35

4.1.6 Area and dimensional modifications. Within the RSF-E 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 steprelated 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
 - (b) Amusement park
 - (c) Auto convenience market
 - (d) Automobile parts sales
 - (e) Automobile repair (mechanical and body)
 - (f) Automobile sales
 - (g) Automobile service station
 - (h) Automobile storage (parking lot, parking garage)
 - (i) Boat sales and service
 - (j) Building materials
 - (k) Farm implements

- (I) Flea market
- (m) Home improvement center
- (n) Hotel or motel
- (o) Manufactured housing sales, service and repair
- (p) Marina
- (q) Motorcycle sales service and repair
- (r) Movie theatre
- (s) Recreational vehicle park
- (t) Recreational vehicle sales, service and repair
- (u) Restaurant, drive-in
- (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
 - (b) Ambulance/EMS service
 - (c) Armory
 - (d) Auditorium, stadium, coliseum
 - (e) Barge docking
 - (f) Broadcasting station
 - (g) Bus and railroad terminal facility

- (h) College or university
- (i) Convalescent or nursing home
- (j) Correctional or penal institution
- (k) Dog pound
- (I) Electric power substations
- (m) Freight depot, rail or truck
- (n) Hospital

(o) Landfill (p) Maintenance facility/storage yard

schools, government agencies, and telephone

and cable companies

- (a) Race track
- (r) Radio and television station and transmitting tower

(s) Railroad facility

- (t) Sewage treatment plat (u) Taxi dispatching station
- (v) Taxi terminal
- (w) Telephone exchange
- (x) Water or sewage pumping station
- (y) Water storage tank
- (z) Wireless telecommunication facility

(aa) Zoo

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 20,000 Square Feet Minimum Lot Area Maximum Impervious Surface Ratio .70 Minimum Lot Width at Building Line 80-Feet Minimum Lot Width at Street Line 60-Feet

for

- 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.

Agency Comments

Baldwin County Highway Department, Weesie Jeffords: Connection for a business would be permitted through the Permits Section with a Commercial access permit. CR 64 is classified as a minor arterial with Highway Construction Setback 100ft from right-of-way centerline. The site is located along where future capacity improvements are expected. Additional requirements, such as right-in right-out entrance, internal connection to common entryway, may be required when site plans to develop.

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 zoned RSF-E, Residential Single Family Estate District, and occupied with a dwelling and accessory structures. The property adjoins County Rd 64 to the south. Adjoining properties are residential and 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 zoning for Planning District 15 was adopted by the County Commission on August 1, 2006. The area has seen significant residential and commercial growth since that time. Since there has been significant residential growth there is an increased demand for commercial development to serve the residents of the area.

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 Residential is provided for the subject properties. Approval of the rezoning will necessitate an automatic change in the future land use designation to Residential. 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. To the greatest extent possible, residential areas should be accessible to major thoroughfares connecting with work areas, shopping areas and recreational areas. Zoning designations may include RR, RA, CR, RSF-E, RSF-1, RSF-2, RSF-3, RSF-4, RSF-6, RTF-4, RTF-6, RMF-6, HDR, RMH and PRD.

If the rezoning is approved, the Future Land Use Map will be amended to reflect the designation of Commercial. 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.

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

The Highway Department is currently in the design phase of corridor improvements to County Road 64 in this area. In the event that the property is rezoned and the development moves forward, access and required improvements will be addressed during the Land Use Certificate process. Since the development would be

commercial, it would be classified as a major project. See Baldwin County Highway Department's statement listed in agency comments above.

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

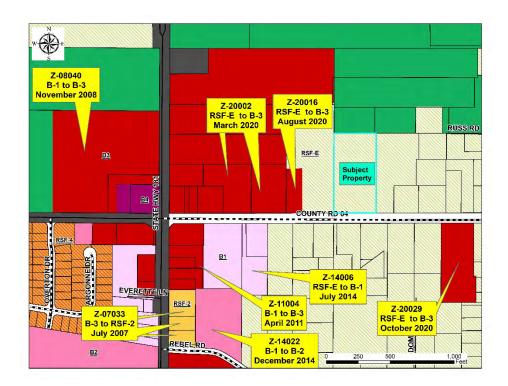
Traffic congestion is a major concern in this area. A major commercial development will certainly impact traffic patterns and congestion. The exact impact however, will be dependent upon the types of businesses which might located in the development and is therefore difficult to ascertain.

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 land uses are residential and agriculture. The subject property are located to the east of a commercial intersection. Please also see the responses to Standards 1 and 2.

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

Adjacent property to the west and south are zoned RSF-E. The adjacent property to the north is zoned RA, Rural Agriculture. Property across County Road 64, to the south is zoned RSF-E. In addition the property is located east of a commercial intersection. Property at this intersection is primarily zoned B-3, with two parcels zoned B-4, Major Commercial District, at the northwest corner.



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

Several rezonings to commercial have been approved in this area. A trend of transition from agricultural and residential uses to commercial is indicated. Timing, however, 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 not aware of any historic resources which would be impacted.

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?

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, incluing building plans, drainiage plans, landscaping plans and site plans in order to ensure complete compliance with the requirements of the zoning ordinance. Required landscaped buffers, as discussed below, will help to mitigate the potential for adverse impacts.

11.) Other matters which may be appropriate.

Purpose and Intent of B-4, Major Commercial

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.

If this rezoning is approved, this project will be considered a major project and will have to meet buffer requirements.

Section 17.2 Buffers of Unlike Land Uses and Zoning Designations

(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 RSF-E, Residential Single Family Estate District and contains 4.7 acres. The subject property is occupied with a dwelling and accessory structures. The property adjoins County Rd 64 to the south. The adjoining properties are residential and agricultural. The applicant is requesting the designation of B-4 Major Commercial District, because of the trending commercial development in the area.

Staff feels the requested B-4, Major Commercial District, is to intense for the surrounding area. A lower commercial zoning would be better so that it will serve as transitional zoning from residential area to the higher intensity commercial areas. Unless information to the contrary is revealed at the public hearing, staff feels this rezoning application should be recommended for **Denial**. *

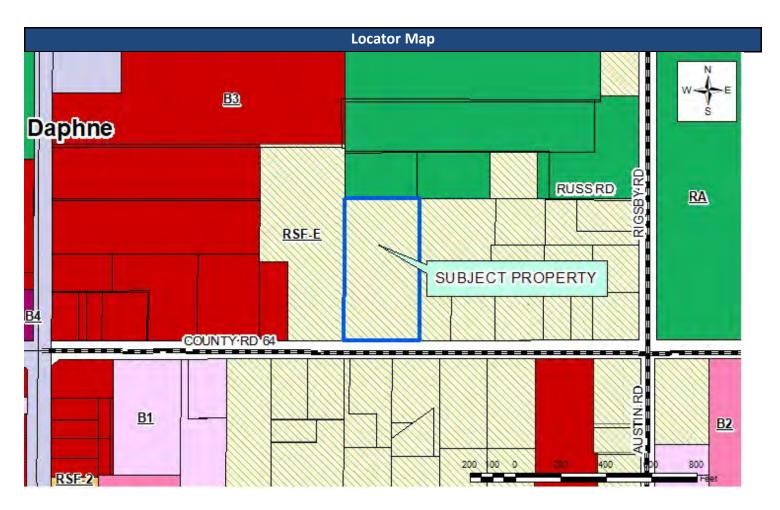
*On rezoning applications, the Planning Commission will be making a recommendation to the County Commission will make the final decision.

Property Images











Letters of Opposition

From: Kimberly Barnes < kcwseachantie@earthlink.net>

Date: December 22, 2020 at 7:09:27 PM CST **To:** D Hart < DHart@baldwincountyal.gov > **Subject:** Opposed to rezoning, Case#Z-21002

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

Please put an end to your greediness by continually overdeveloping in Baldwin County, particularly the Belforest area. We oppose rezoning in regards to Case#Z-21002. You've ruined our rural area enough as it is, nevermind the hazardous and ridiculously voluminous traffic conditions you've created simply to line your pockets with \$\$\$\$.

From: Diane Tignor < dianekay27@gmail.com > Sent: Thursday, December 24, 2020 11:29 PM
To: D Hart < DHart@baldwincountyal.gov >

Subject: Belforest Properties

Good Evening,

I am writing in reference to Case# Z-21002. We would like to ask to stop rezoning property around our homes for commercial purposes, and specifically this case. Belforest should remain rural, or at least quiet with neighborhoods if necessary to sell, but commercializing properties has brought a lot of unwanted traffic and noise to our once quiet community. Please consider the lives being affected adversely: increased traffic, increased noise, and decrease in property value.. (Incidentally, no one likes living next to the giant tin can recently erected next to our homes.) Please consider those that live here and our desire to keep it rural/quiet. It is clear that care or consideration to defined zoning in this city has never been a priority, but that can change. We feel we shouldn't have to keep fighting off used car lots, dollar generals, and gas stations in our backyards.

Thank you.

Sincerely,

Warrenton Road Homeowners

Planning and Zoning Commission:

My husband and I live adjacent (East Side) to the Sute Property. We built our home 47 years ago. Many new families have moved in to our community. Our neighborhood has been rejuvenated. We are very close and watch out for each other.

In 2006 when District 15 was created as the first zoned District in the unincorporated areas, it was established to prevent this kind of zoning from happening. "Keep like with like".

The Sute Property is surrounded by residential areas (see map). Just because Mr. Sute has moved from our neighborhood does not mean that he can now destroy it.

Please protect our homes by sending an unanimous DENIAL to the County Commission.

Respectfully Submitted,

Jo Anne and Arthur Keller

Sent from my iPhone



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Agenda Item 7.d Case No. Z-21003 Garlock Property

Rezone RSF-1 and RSF-2, Residential Single Family District to RA, Rural Agricultural District January 5, 2021

Subject Property Information

Planning District: 22

General Location: North side of Boykin Blvd Physical Address: 34933 Boykin Blvd, Lillian, AL Parcel Number: 05-52-06-23-0-001-001.008

Existing Zoning: RSF-1 and RSF-2, Residential Single Family District

Proposed Zoning: RA, Rural Agricultural District

Existing Land Use: Residential

Proposed Land Use: Residential and home occupation

Acreage: 0.53± acres
Applicant: Joshua Garlock
3/1933 Boykin Bl

34933 Boykin Blvd Lillian, AL 36549

Owner: Same

Lead Staff: Celena Boykin, Senior Planner

Attachments: Within Report

	Adjacent Land Use	Adjacent Zoning
North	Agricultural	RA, Rural Agricultural District
South	Residential and Boykin Blvd	RSF-1, Residential Single Family District
East	Residential	RSF-2, Residential Single Family District
West	Residential	RSF-1, Residential Single Family District

Summary

The subject property is currently zoned RSF-1 and RSF-2, Residential Single Family District, and is currently occupied with one dwelling. The property adjoins Boykin Blvd to the south. The adjoining properties are residential and agricultural. The requested zoning designation is RA, Rural Agricultural District. According to the submitted information, the purpose of this request is to allow for a residence, and a home occupation to run a small deer processing business (processing deer meat only).

Current Zoning Requirements

Section 4.3 RSF-2, Single Family District

- 4.3.1 *Generally*. This zoning district is provided to afford the opportunity for the choice of a moderate density residential environment consisting of single family homes.
- 4.3.2 Permitted uses. Except as provided by Section 2.3: Establishment of Zoning in Planning Districts, the following uses and structures designed for such uses shall be permitted:
 - (a) The following general industrial uses: extraction or removal of natural resources on or under land.
 - (b) The following transportation, communication, and utility uses: water well (public or private).
 - (c) The following agricultural uses: Silviculture.
 - (d) Single family dwellings including manufactured housing and mobile homes.
 - (e) Accessory structures and uses.
 - (f) The following institutional use: church or similar religious facility.
- 4.3.3 Conditional uses. Except as provided by Section 2.3: Establishment of Zoning in Planning Districts, the following uses and structures designed for such uses may be allowed as conditional uses:
 - (a) Outdoor recreation uses.
 - (b) The following institutional uses: day care home; fire station; school (public or private).
 - (c) The following general commercial uses: country club.
- 4.3.4 Special exception. Except as provided by Section 2.3: Establishment of Zoning in Planning Districts, the following use and structures designed for such use may be allowed as a special exception:

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

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

Maximum Height of Structure in Fe	et 35-Feet
Maximum Height in Habitable Storie	
Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area 1	5,000 Square Feet
Minimum Lot Width at Building Line	80-Feet
Minimum Lot Width at Street Line	40-Feet
Maximum Ground Coverage Ratio	.35

Proposed Zoning Requirements

Section 3.2 RA Rural Agricultural District

- 3.2.1 *Generally*. This zoning district provides for large, open, unsub divided 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, Weesie Jeffords:

If Mr. Garlock is building same size or smaller

than his residence on lot 1, the drainage impact would be minimal, any larger would require further review. The entrance should be permitted through the Permits section with Commercial Access to provide adequate entrance to the facility, unless Mr. Garlock intends to use his residence as the drop off location.

Baldwin County Subdivision: No Comments.

ADEM, Scott Brown: Based on a desktop review, the northern part of this parcel may contain wetlands which are protected and regulated resources, even when located on private property. The applicant encouraged to determine if wetlands indeed occupy the property and, if so, mark the wetlands boundary in order to avoid any direct, indirect, or accidental impacts thereto, including filling and/or dredging that might from any use on the parcel. Any proposal to impact wetlands must be reviewed by the Mobile District U.S. Army Corps of Engineers and ADEM for compliance with both State and Federal rules.

Any wastewater generated as a part of the proposed meat processing activity must be properly disposed and must not, under any circumstance, be discharged to state surface waters without a valid NPDES permit.

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 RSF-1 and RSF-2, Residential Single Family District, and is occupied with one dwelling. The requested zoning designation is RA, Rural Agricultural District. Most of the surrounding properties are zoned RSF-1, RSF-2, and RA and are used for residential and agricultural purposes, therefore the requested change is compatible with the existing development pattern and zoning of nearby properties.

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 22 was zoned in November 2002. There have been very few re-zonings in the surrounding area, mostly from rural to residential.

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 Residential has been provided for the subject property. 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. To the greatest extent possible, residential areas should be accessible to major thoroughfares connecting with work areas, shopping areas and recreational areas. Zoning designations may include RR, RA, CR, RSF-E, RSF-1, RSF-2, RSF-3, RSF-4, RSF-6, RTF-4, RTF-6, RMF-6, RMH and PRD.

Approval of the rezoning will result in an amendment of the Future Land Use Map to 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?

Staff is unaware of any planned public improvements.

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

Boykin Blvd is a county maintained paved road. Staff doesn't anticipate any adverse effect to traffic patterns or congestion.

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.

Yes, much of surrounding land uses in this area are rural and residential. The established residential use will remain along with the home occupation.

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

This area of Planning District 22 consists of both residential and agricultural zoning districts. The surrounding properties zoned RA are used for agricultural purposes, 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?

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?

See Scott Brown's (ADEM) comment above. If there are wetlands on the subject property, any structure being built will have to be 30' from the wetlands. Staff will review the wetlands setback during the Land Use process.

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 must apply for a Home Occupation Application and meet the following conditions:

- 13.3.2 *Home occupations, rural.* Home occupations within the RR or RA districts shall be limited to accessory uses which are customarily associated with agricultural uses or rural nonfarm households. Limitations on the type of rural home occupation are as follows:
 - (a) The rural home occupation shall be confined to the principal building or an accessory structure located on the same lot as the principal building.
 - (b) No display of products shall be visible from the street and only articles made on the premises may be sold; except that non-durable articles (consumable products) that are incidental to a service, which service shall be the principal use in the home occupation, may be sold on the premises.
 - (c) The rural home occupation must be carried on solely by family members and no person outside the family may be employed on the premises.

Staff Comments and Recommendation

As stated previously, the subject property is currently zoned RSF-1 and RSF-2, Residential Single Family District, and is occupied with one dwelling. The requested zoning designation is RA, Rural Agricultural District. Most of the surrounding properties are zoned RSF-1, RSF-2, and RA and are used for residential and agricultural purposes, therefore the requested change is compatible with the existing development pattern and zoning of nearby properties.

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

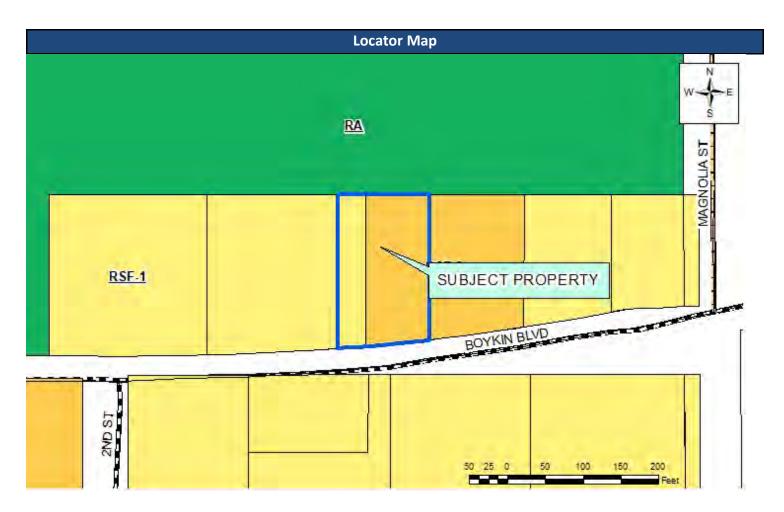
*On rezoning applications, the Planning Commission will be making a recommendation to the County Commission.

Property Images

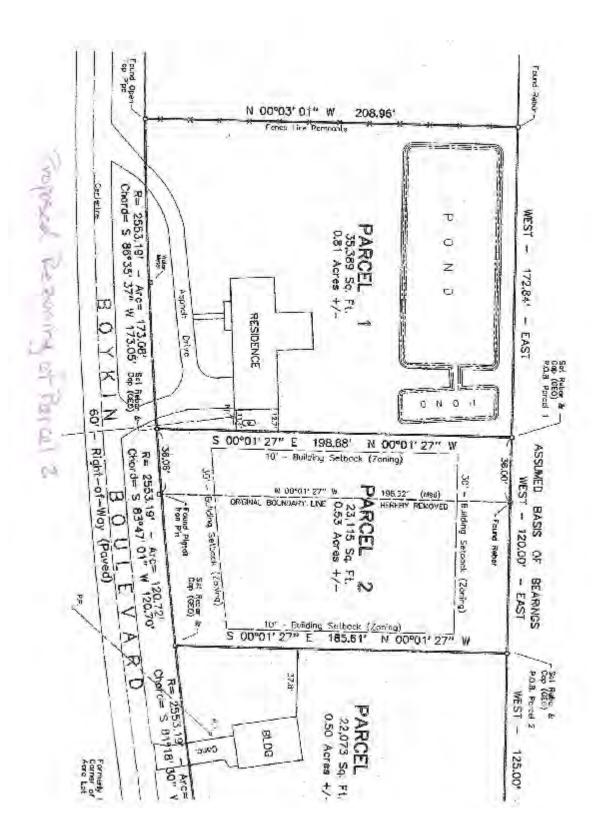














Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Agenda Item 7.e Case No. Z-21006 Middleton Property

Rezone RSF-E, Single Family Estate District to B-4, Major Commercial District January 7, 2021

Subject Property Information

Planning District: 12

General Location: East side of Rawls Road and North of Devine Road

Physical Address: 25120 Rawls Road

Parcel Number: 05-42-06-24-0-000-010.000

Existing Zoning: RSF-E, Single Family Estate District **Proposed Zoning:** B-4, Major Commercial District

Existing Land Use: Single Family Residence

Proposed Land Use: Storage Units
Acreage: 2.11± acres
Applicant: Thomas Granger

30673 Sgt. E. I. Boots Thomas Drive

Spanish Fort, AL 36527

Owner: Daniel Middleton

22463 State Highway 59 S Robertsdale, AL 36567

Lead Staff: Linda Lee, Planner
Attachments: Within Report

	Adjacent Land Use	Adjacent Zoning
North	Vacant	B-3, General Business District
South	Vacant	B-4, Major Commercial District
East	Commercial	B-4, Major Commercial District
West	Residential and Agricultural	RSF-3, Single Family District

Summary

The subject property is currently zoned RSF-E, Single Family Estate District, and occupied with a dwelling. The property adjoins Rawls Road to the west. The adjoining properties are zoned residential and commercial. The requested zoning designation is B-4, Major Commercial District. According to the submitted information, the purpose of this request is to allow for storage units similar to their neighbors. A Land Use Certificate for an enclosed boat/RV storage and mini-warehouse storage facility on the adjacent property to the east was approved in September 2020.

Current Zoning Requirements

Section 4.1 RSF-E, Residential Single Family Estate District

- 4.1.1 *Generally*. This zoning district is provided to afford the opportunity for the choice of a very low density residential environment consisting of single family homes on estate size lots.
- 4.1.2 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) Agricultural uses.
 - (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.
- 4.1.3 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.
- 4.1.4 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).

4.1.5 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-Feet
Maximum Height in Habitable Stories	2 1/2
Minimum Front Yard	40-Feet
Minimum Rear Yard	40-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area 80,0	000 Square Feet
Minimum Lot Width at Building Line	165-Feet
Minimum Lot Width at Street Line	165-Feet
Maximum Ground Coverage Ratio	.35

4.1.6 Area and dimensional modifications. Within the RSF-E 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 steprelated 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
 - (b) Amusement park
 - (c) Auto convenience market
 - (d) Automobile parts sales
 - (e) Automobile repair (mechanical and body)
 - (f) Automobile sales
 - (g) Automobile service station
 - (h) Automobile storage (parking lot, parking garage)
 - (i) Boat sales and service
 - (i) Building materials
 - (k) Farm implements

- (I) Flea market
- (m) Home improvement center
- (n) Hotel or motel
- (o) Manufactured housing sales, service and repair
- (p) Marina
- (q) Motorcycle sales service and repair
- (r) Movie theatre
- (s) Recreational vehicle park
- (t) Recreational vehicle sales, service and repair
- (u) Restaurant, drive-in
- (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
 - (b) Ambulance/EMS service
 - (c) Armory
 - (d) Auditorium, stadium, coliseum
 - (e) Barge docking
 - (f) Broadcasting station
 - (g) Bus and railroad terminal facility
 - (h) College or university

- (i) Convalescent or nursing home
- (j) Correctional or penal institution
- (k) Dog pound
- (I) Electric power substations
- (m) Freight depot, rail or truck
- (n) Hospital
- (o) Landfill

- (p) Maintenance facility/storage yard for schools, government agencies, and telephone and cable companies
- (q) Race track
- (r) Radio and television station and transmitting tower
- (s) Railroad facility
- (t) Sewage treatment plat

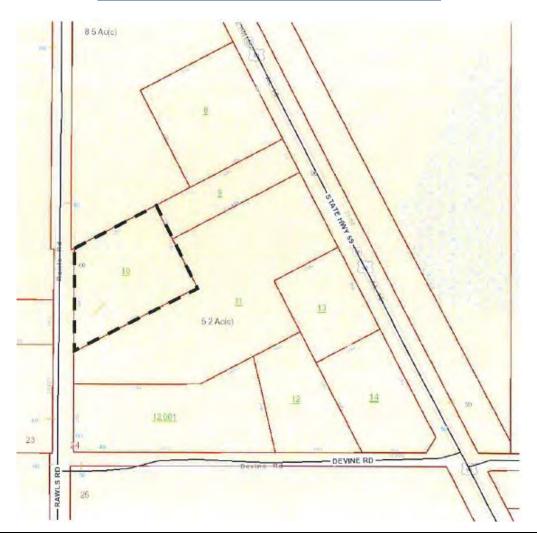
- (u) Taxi dispatching station
- (v) Taxi terminal
- (w) Telephone exchange
- (x) Water or sewage pumping station
- (y) Water storage tank
- (z) Wireless telecommunication facility
- (aa) Zoo

5.4.4 Area and dimensional ordinances.

Maximum Height of Structure in Habitable Stories
Minimum Front Yard 40-Fee
Minimum Rear Yard 25-Fee
Minimum Side Yards 15-Fee
Minimum Lot Area 20,000 Square Fee
Maximum Impervious Surface Ratio .7
Minimum Lot Width at Building Line 80-Fee
Minimum Lot Width at Street Line 60-Fee

- 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.

Boundary Map Submitted by Applicant



Agency Comments

Baldwin County Highway Department:

From: Mary Booth < MBOOTH@baldwincountyal.gov >

Sent: Thursday, December 17, 2020 1:53 PM
To: D Hart < DHart@baldwincountyal.gov>

Subject: RE: Z-21006

I have no comments for Z-21006

Army Corps of Engineers: No comments received.

ADEM: No comments received.

Baldwin County Subdivision Department:

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

Date: December 23, 2020 at 9:39:17 AM CST **To:** D Hart < DHart@baldwincountyal.gov >

Subject: RE: Z-21006

Z-21006(Middleton):

Permit for Rawls Rd access should be a Commercial Access permitted through the Permits section for the proposed usage.

Thanks, Weesie 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 RSF-E, Single Family Estate District and is occupied with a dwelling and accessory structure. The requested zoning designation is B-4, Major Commercial District. The adjacent properties are zoned RSF-3, B-3 and B-4. The property adjoins Rawls Road to the west. The adjoining properties are residential, vacant, and commercial. The requested change is compatible with the existing adjacent zonings.

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?

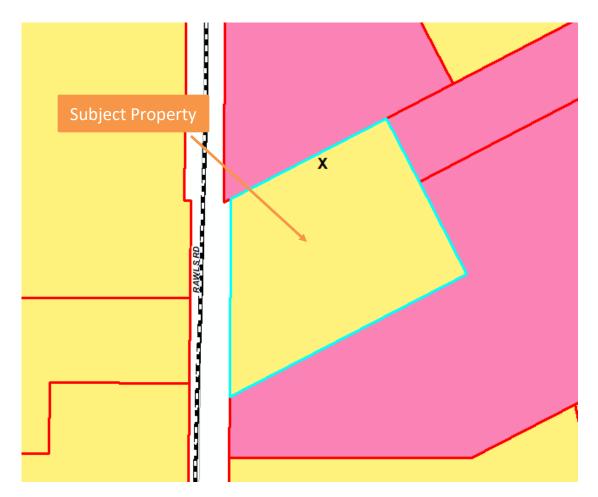
Planning District 12 was zoned in November 2006. The adjacent parcels to the east and south were rezoned from RSF-E to B-4 in 2019. The adjacent property to the north was rezoned from RSF-3 to B-3 in 2010.

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 Residential for the subject property. The residential category is provided for residential dwelling units including single family dwellings, two family (duplex) dwellings, multiple family dwellings, manufactured homes, manufactured housing parks and Planned Residential Developments. Institutional uses, recreational uses and limited neighborhood commercial uses may be included subject to the provisions of the Zoning Ordinance. To the greatest extent possible, residential areas should be accessible to major thoroughfares connecting with work areas, shopping areas and recreational areas. Zoning designations may include RR, RA, CR, RSF-E, RSF-1, RSF-2, RSF-3, RSF-4, RSF-6, RTF-4, RTF-6, RMF-6, RMH and PRD.

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. The adjacent future land use designations to the north, south and east are commercial.



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?

Rawls Road is a 20-foot-wide, paved (10-foot lanes), County Maintained Road lying in a 60-foot ROW. Rawls Road is not classified by ALDOT and is by default a Local Road with a 40-foot Highway Construction Setback. Access to this site would require approval from the Baldwin County Highway Department. A business of this type is intended to serve a local area and generally does not draw a significant amount of traffic. As a result, traffic impact should be minimal.

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 rezoning is consistent with the recent rezoning of the parcels to the east and south in 2019 to B-4.

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

The proposed amendment is the logical expansion of adjacent zoning districts as the adjacent parcels were recently rezoned to B-4.

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? Staff anticipates no adverse impacts.

11.) Other matters which may be appropriate.

Staff Comments and Recommendation

As stated previously, the subject property is currently zoned RSF-E, Single Family Estate District, and occupied with a dwelling. The property adjoins Rawls Road to the west. The adjoining properties are zoned residential and commercial. The requested zoning designation is B-4, Major Commercial District. According to the submitted information, the purpose of this request is to allow for storage units similar to their neighbors.

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

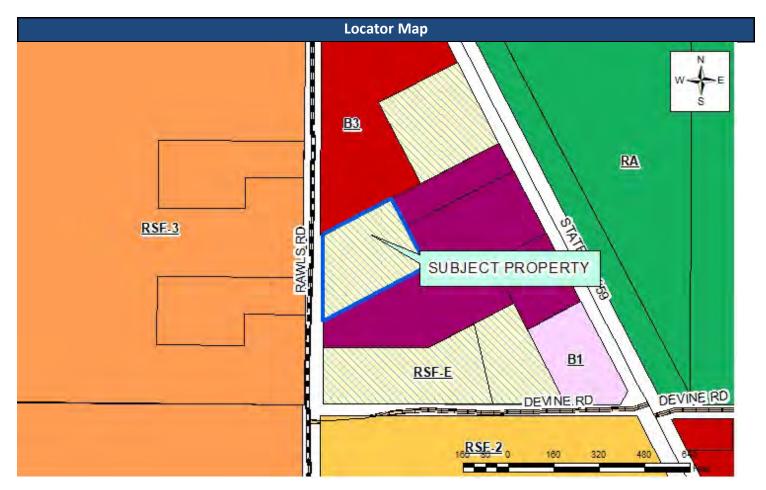
*On rezoning applications, the Planning Commission will be making a recommendation to the County Commission.

Property Images













Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Agenda Item 7.f
Case No. Z-21007
E & T Enterprises Property
Rezone RA, Rural Agricultural District to RSF-2, Single Family District
January 7, 2021

Subject Property Information

Planning District: 21

General Location: Southeast Corner of County Road 12 S and Nall Road

Physical Address: 17324 County Road 12 South Parcel Number: 05-60-06-13-0-000-003.000 Existing Zoning: RA, Rural Agricultural District Proposed Zoning: RSF-2, Single Family District Existing Land Use: Residential and Agricultural

Proposed Land Use: Single Family Residential Development

Acreage: 75.93± acres

Applicant: Sawgrass Consulting, LLC

30673 Sgt. E.I. Boots Thomas Drive

Spanish Fort, AL 36527

Owner: E & T Enterprises

11045 Old Highway 31 Spanish Fort, AL 36527

Lead Staff: Linda Lee, Planner
Attachments: Within Report

	Adjacent Land Use	Adjacent Zoning
North	Residential and Agricultural	RA, Rural Agricultural District
South	Residential and Agricultural	RA, Rural Agricultural District
East	Agricultural	Un-Zoned
West	Residential	RSF-2 Single Family District

Summary

The subject property is currently zoned RA, Rural Agricultural District, and is developed with a single-family dwelling and accessory structure on the northwest corner. The remainder of the property is undeveloped. The property adjoins County Road 12 S to the north and Nall Road to the west. The adjoining properties are agricultural and residential. The requested zoning designation is RSF-2, Single Family District. According to the submitted information, the purpose of this request is to allow for development of a single-family residential development.

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.
 - 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 4.3 RSF-2, Single Family District

- 4.3.1 *Generally*. This zoning district is provided to afford the opportunity for the choice of a moderate density residential environment consisting of single family homes.
- 4.3.2 Permitted uses. Except as provided by Section 2.3: Establishment of Zoning in Planning Districts, the following uses and structures designed for such uses shall be permitted:
 - (a) The following general industrial uses: extraction or removal of natural resources on or under land.
 - (b) The following transportation, communication, and utility uses: water well (public or private).
 - (c) The following agricultural uses: Silviculture.
 - (d) Single family dwellings including manufactured housing and mobile homes.
 - (e) Accessory structures and uses.
 - (f) The following institutional use: church or similar religious facility.
- 4.3.3 Conditional uses. Except as provided by Section 2.3: Establishment of Zoning in Planning Districts, the following uses and structures designed for such uses may be allowed as conditional uses:
 - (a) Outdoor recreation uses.
 - (b) The following institutional uses: day care home; fire station; school (public or private).
 - (c) The following general commercial uses: country club.
- 4.3.4 Special exception. Except as provided by Section 2.3: Establishment of Zoning in Planning Districts, the following use and structures designed for such use may be allowed as a special exception:

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

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

Maximum Height of Structure in Feet 35-Feet Maximum Height in Habitable Stories 2 1/2 Minimum Front Yard 30-Feet Minimum Rear Yard 30-Feet Minimum Side Yards 10-Feet Minimum Lot Area 15,000 Square Feet Minimum Lot Width at Building Line 80-Feet Minimum Lot Width at Street Line 40-Feet Maximum Ground Coverage Ratio .35

Agency Comments

Baldwin County Highway Department: No comments received.

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

Date: December 23, 2020 at 9:39:17 AM CST **To:** D Hart < DHart@baldwincountyal.gov>

Subject: RE Z-21007

Z-21007(E&T Enterprises):

The proposed residential subdivision development will be subject to Baldwin County Subdivision Regulations, and requirements by the City of Foley since it is inside Foley's planning jurisdiction. CR 12 S is a major collector with 75ft highway construction setback, Nall Rd is a local classified road with 40ft highway construction setback, both from centerline of right-of-way. If 50 lots or over, the proposed will require a traffic impact study.

Thanks, Weesie

Army Corps of Engineers: No comments received.

ADEM: No comments received.

Baldwin County Subdivision Department:

This is located inside Foley's ETJ and the City of Foley has primary review authority. The Owner/Developer/Applicant shall coordinate with the City of Foley Planning Commission for approval and compliance with their current regulations as well as Baldwin County.

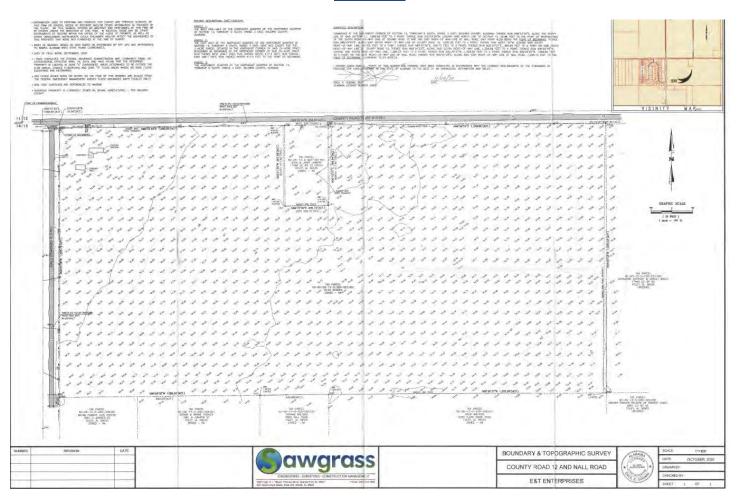
The Owner/Developer/Applicant will need to submit a Development Permit application for preliminary plat approval and will need to meet current Baldwin County sub-regs. Below are the minimum lot size requirements. The subdivision will need a ROW access permit for CR12 and each lot shall front on and only have access from internal paved roads. County Road 12 is a minor collector and the HCS is 50' from centerline of ROW. The below setbacks should meet the HCS line. There are potential wetlands on the parcel and a wetland determination is required. There shall be a 30' from any wetlands. Fifty (50) lots or more will require a Traffic Impact Study. The Owner/Developer/Applicant shall provide stormwater calcs using the SCS method.

Lot Size*	Required Utilities	Roadway	Minimum Lot Width	Curb and Gutter	Side Walk***	Approval Body	Building Front Set Back****	Building Rear Set Back****	Building Side Set Back****
≥ 40,000 SF	overhead power	BCDS**	120 feet	no	100	Baldwin County Commission	30	30	10
20,000 SF to 40,000 SF	overhead power, either water or sewer	BCD5**	120 feet	AD	tio	Baldwin County Commission	30	30	10
20,000 SF to 40,000 SF	underground power, either water or sewer	BCD5**	80 feet	yes	100	Baldwin County Commission	30	30	10
7,500 SF to 20,000 SF	underground power, street lights, water and sewer	8005**	60 feet	yex	yes	Baldwin County Commission	30	30	10
*Nede Walk Optio 1) tide Walk on 2) tide walk on 2) tide walk on	Pail be subject to Section 5-4(a). Design Standards for New Road Construing each side min. 5 feet wide pre-ride min. 6 feet wide pre-ride min. 6 feet oth orde walk with respire	r\$cm							

Municipality: No comments received

Alabama Department of Transportation: No comments received

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 RA, Rural Agricultural District, and is developed with a single-family dwelling and accessory structure. The adjacent properties are zoned RA and RSF-2. The adjacent uses are residential and agricultural. The subdivision to the west is zoned RSF-2. The requested change is compatible with the existing zoning of nearby properties.

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 21 was zoned in June 2009. The subject property was zoned RA, Rural Agricultural District at that time. The applicant is proposing to develop the land for a residential subdivision.

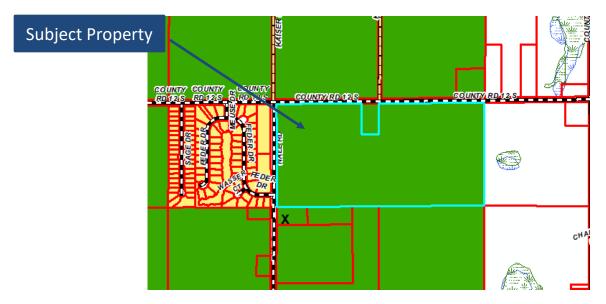
3.) Does the proposed zoning better conform to the Master Plan?

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 Agricultural has been provided 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 the rezoning will result in an amendment of the Future Land Use Map to residential. Conformity with the Master Plan is based on an overall evaluation of the standards for rezoning. The residential category is provided for residential dwelling units including single family dwellings, two family (duplex) dwellings, multiple family dwellings, manufactured homes, manufactured housing parks and Planned Residential Developments. Institutional uses, recreational uses and limited neighborhood commercial uses may be included subject to the provisions of the Zoning Ordinance. To the greatest extent possible, residential areas should be accessible to major thoroughfares connecting with work areas, shopping areas and recreational areas. Zoning designations may include RR, RA, CR, RSF-E, RSF-1, RSF-2, RSF-3, RSF-4, RSF-6, RTF-4, RTF-6, RMF-6, RMH and PRD.

The adjacent future land use designation to the west is Residential.



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 County Road 12 S is minor collector. Collectors gather traffic from local roads and funnel them to the arterial network. Minor Collectors generally serve primarily intra-county travel and constitute those routes on which predominant travel distances are shorter than on arterial routes. Fifty (50) lots or more will require a Traffic Impact Study. 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.

The proposal calls for the development of a single-family subdivision. If the rezoning is approved, approximately 220 lots could be constructed, subject to subdivision approval. Each lot would have a minimum of 15,000 square feet, with a minimum lot width of 80-feet at the building line.

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

This area of Planning District 21 consists of residential and agricultural zoning districts. The adjacent property to the west (Wellborn Lake Estates) is zoned RSF-2. Additional property located further west is also zoned RSF-2 (Greystone Farms Subdivision).

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 Baldwin County Highway Department. Development of the property will require subdivision approval.

11.) Other matters which may be appropriate.

The Highway Construction Setback for County Road 12 S is 50 feet from the centerline of the right-of-way.

Staff Comments and Recommendation

As stated previously, the subject property is currently zoned RA, Rural Agricultural District, and is developed with a single-family dwelling and accessory structure on the northwest corner. The remainder of the property is undeveloped. The property adjoins County Road 12 S to the north and Nall Road to the west. The adjoining properties are agricultural and residential. The requested zoning designation is RSF-2, Single Family District. According to the submitted information, the purpose of this request is to allow for development of a single-family residential development.

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

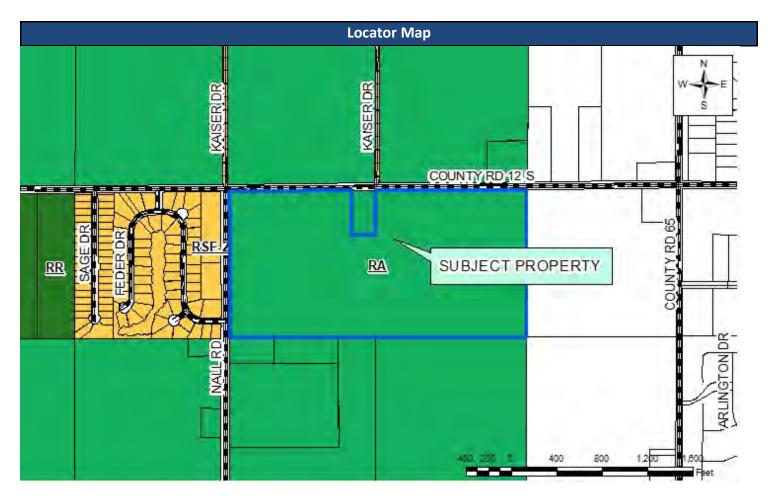
*On rezoning applications, the Planning Commission will be making a recommendation to the County Commission.

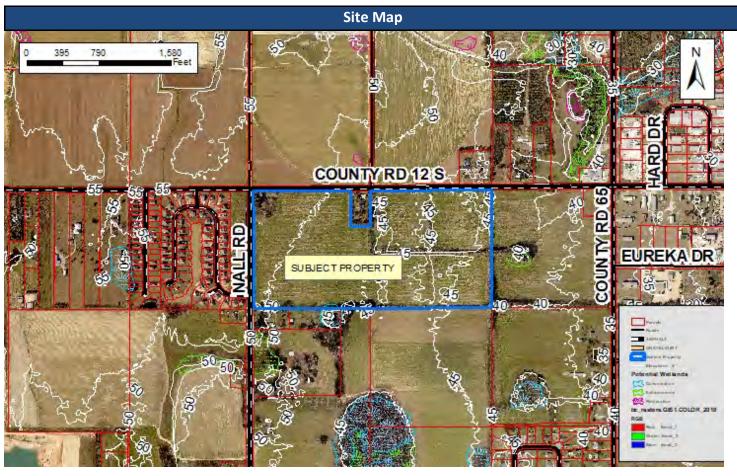
Property Images











Baldwin County Planning and Zoning Commission Case No. S-20079 – BFLC 63762 PH II

Development Permit Approval

Staff Report for Planning and Zoning Commission Public Hearing

January 7, 2021 Agenda Item 8.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: January 7, 2021 Development Permit Approval Pending

Attachments: Vicinity Map

Site Map Proposed Plat

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Planning District: District 13 – Unzoned

Location of Property: The subject property is located on the south side of Linholm Road

approximately 0.10 miles east off County Road 64 Ext. in the Wilcox

area.

Parcel Number(s): 05-40-03-06-0-000-003.000

Report Prepared By: Mary Booth; Subdivision Coordinator

III. SUBDIVISION PROPOSAL:

Proposed number of Lots: 5

Linear Feet of Streets: N/A

Total Acreage: \pm 197.47 acres

Smallest Lot Size: ± 2.0 acres

Owner/Developer: Belle Fountain Land Company LLC

PO Box 4088

Gulf Shores, AL 36547

Surveyor/Engineer: Weygand Wilson Surveyors

229 E 20th Ave.

Gulf Shores, AL 36542

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 Linholm Road, a paved and county-

maintained road.

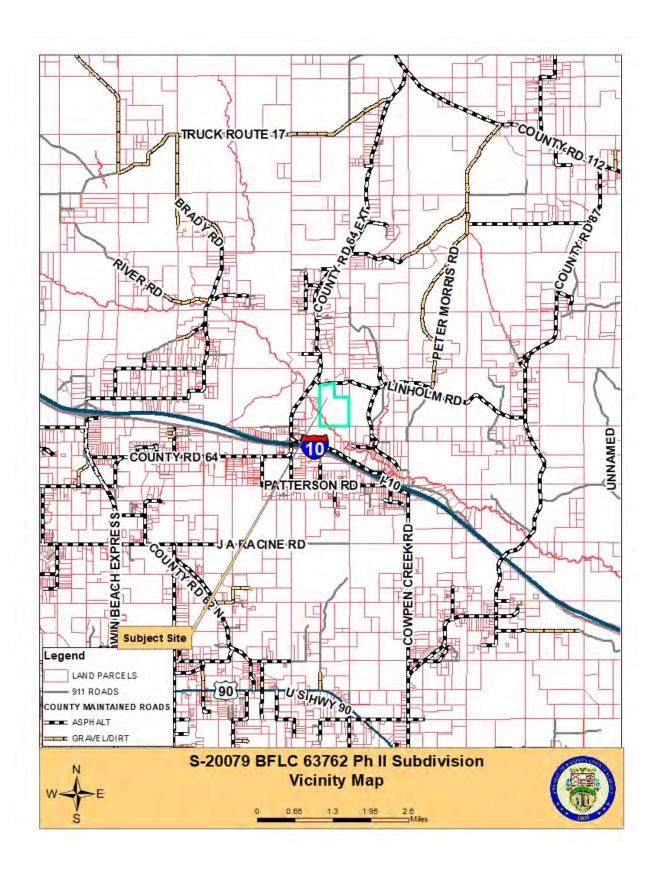
V. STAFF COMMENTS:

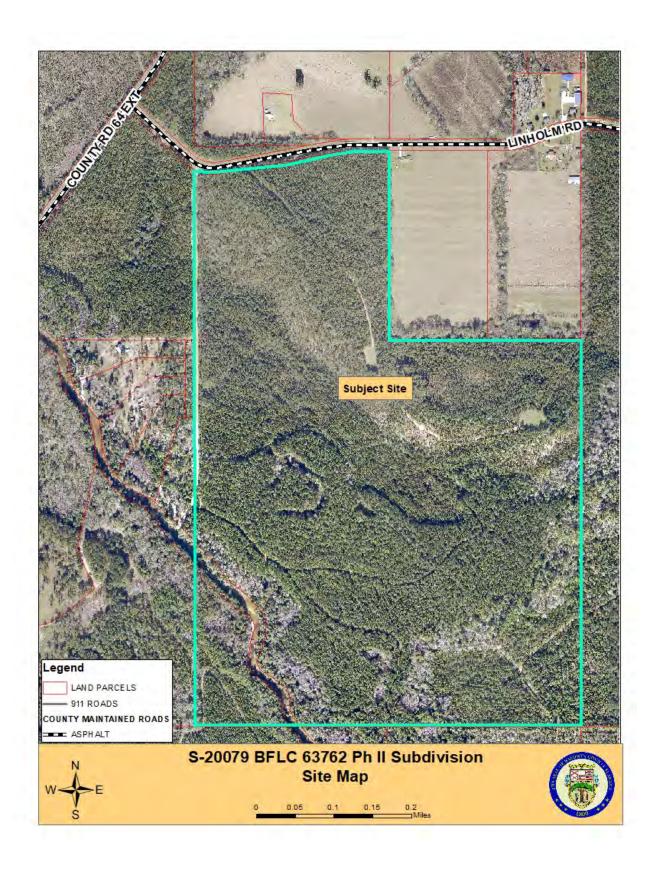
<u>Items for consideration:</u>

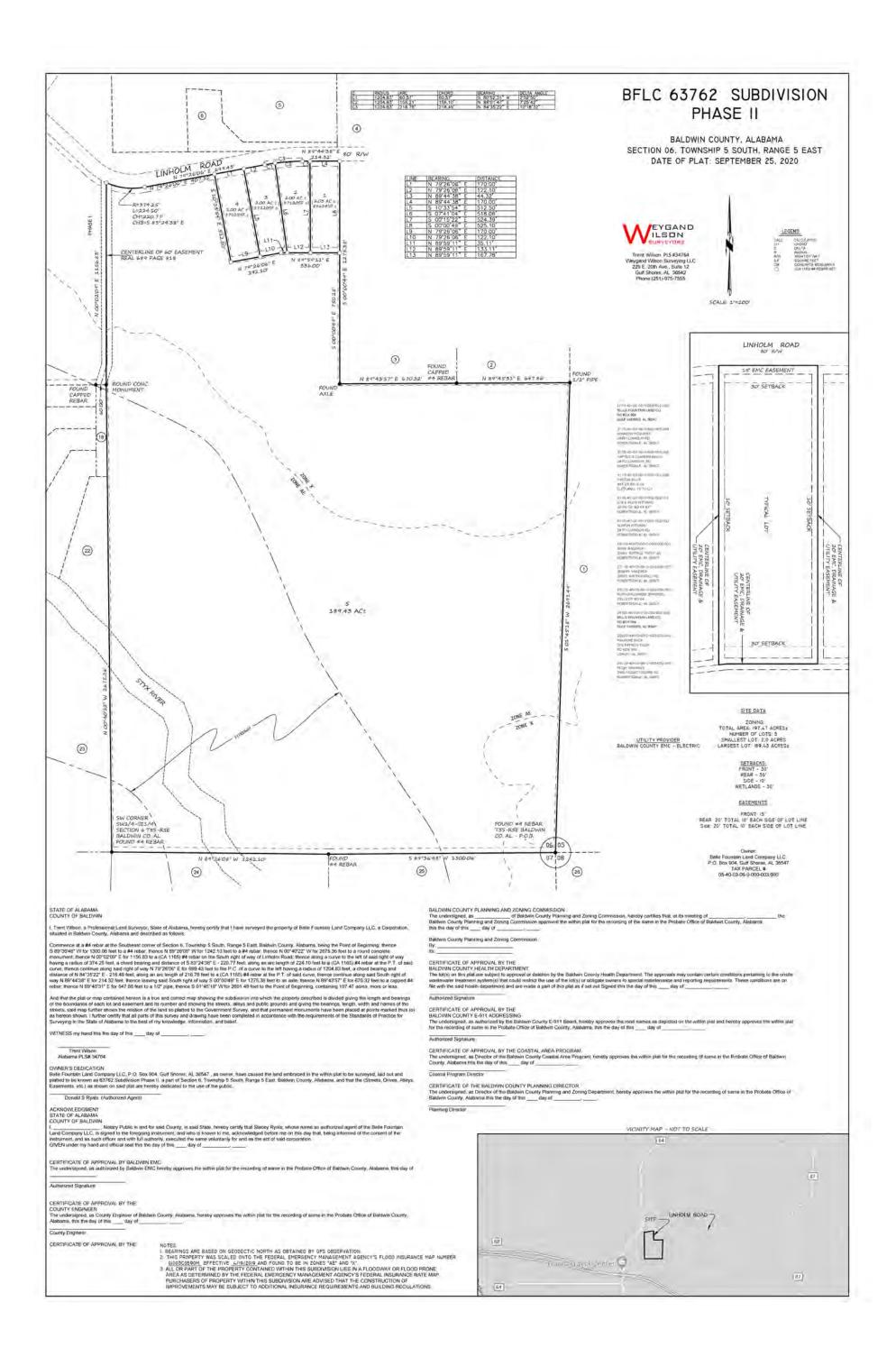
- A wetland delineation is being performed to identify any potential wetlands
- E-911 has submitted an email with concerns of the named subdivision as submitted which may pose a public safety risk and possibly delay response times in the event of a 9-1-1 call and has requested the names be revised. This request will not affect the approval of the development permit but will be implemented before the Final Plat can be approved.

VI. RECOMMENDATIONS:

Staff recommends that the Development Permit application for Case No. S-20079, BFLC 63762 Phase II, be **APPROVED** contingent upon revisions to the preliminary plat as requested from Staff review.







Baldwin County Planning and Zoning Commission Case No. S-20081 – BFLC 63761 PH II

Development Permit Approval

Staff Report for Planning and Zoning Commission Public Hearing

January 7, 2021 Agenda Item 8.b

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

I. PUBLIC HEARINGS:

Planning Commission: January 7, 2021 Development Permit Approval Pending

Attachments: Vicinity Map

Site Map Proposed Plat

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Planning District: District 13 – Unzoned

Location of Property: The subject property is located between County Road 64 and County

Road 87, approximately 0.25 miles south of Linholm Road on the east

side of Goat Cooper Road.

Parcel Number(s): 05-40-03-05-0-000-002.000

Report Prepared By: Mary Booth; Subdivision Coordinator

III. SUBDIVISION PROPOSAL:

Proposed number of Lots: 5

Linear Feet of Streets: N/A

Total Acreage: \pm 91.06 acres

Smallest Lot Size: ± 2.0 acres

Owner/Developer: Belle Fountain Land Company LLC

PO Box 4088

Gulf Shores, AL 36547

Surveyor/Engineer: Weygand Wilson Surveyors

229 E 20th Ave.

Gulf Shores, AL 36542

Request: The applicant is requesting Development Permit approval for the above-

mentioned subdivision from the Baldwin County Planning and Zoning

Public Utilities Services: Water: On-Site Well

Sewer: On-Site Septic Electricity: Baldwin EMC

Transportation: The proposed lots will front on Goat Cooper Road, a paved and county-

maintained road.

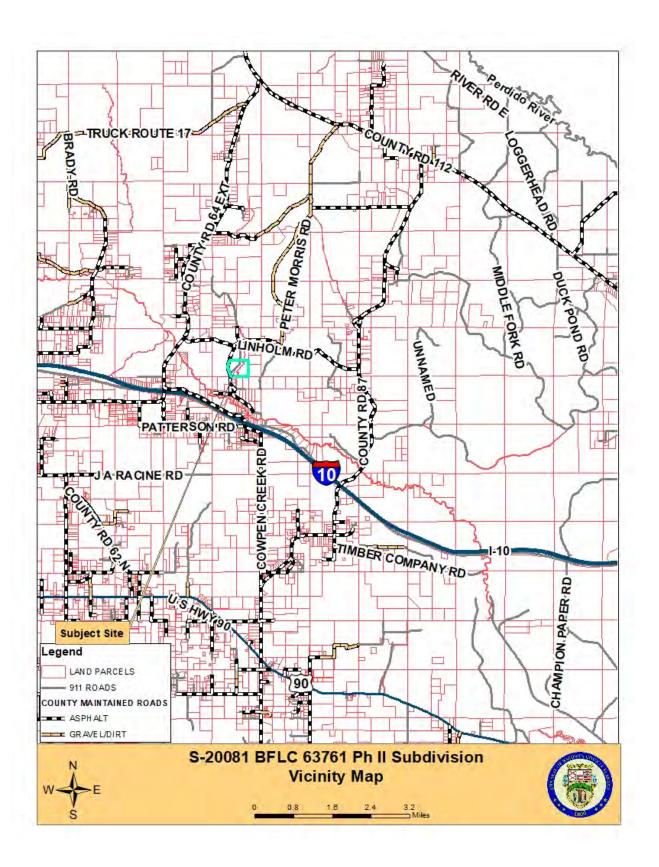
V. STAFF COMMENTS:

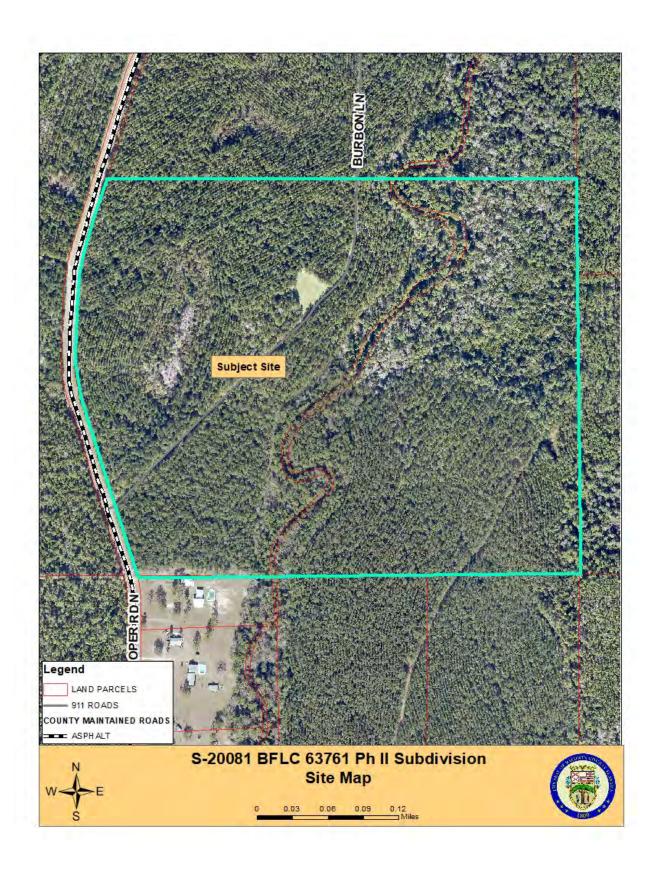
Items for consideration:

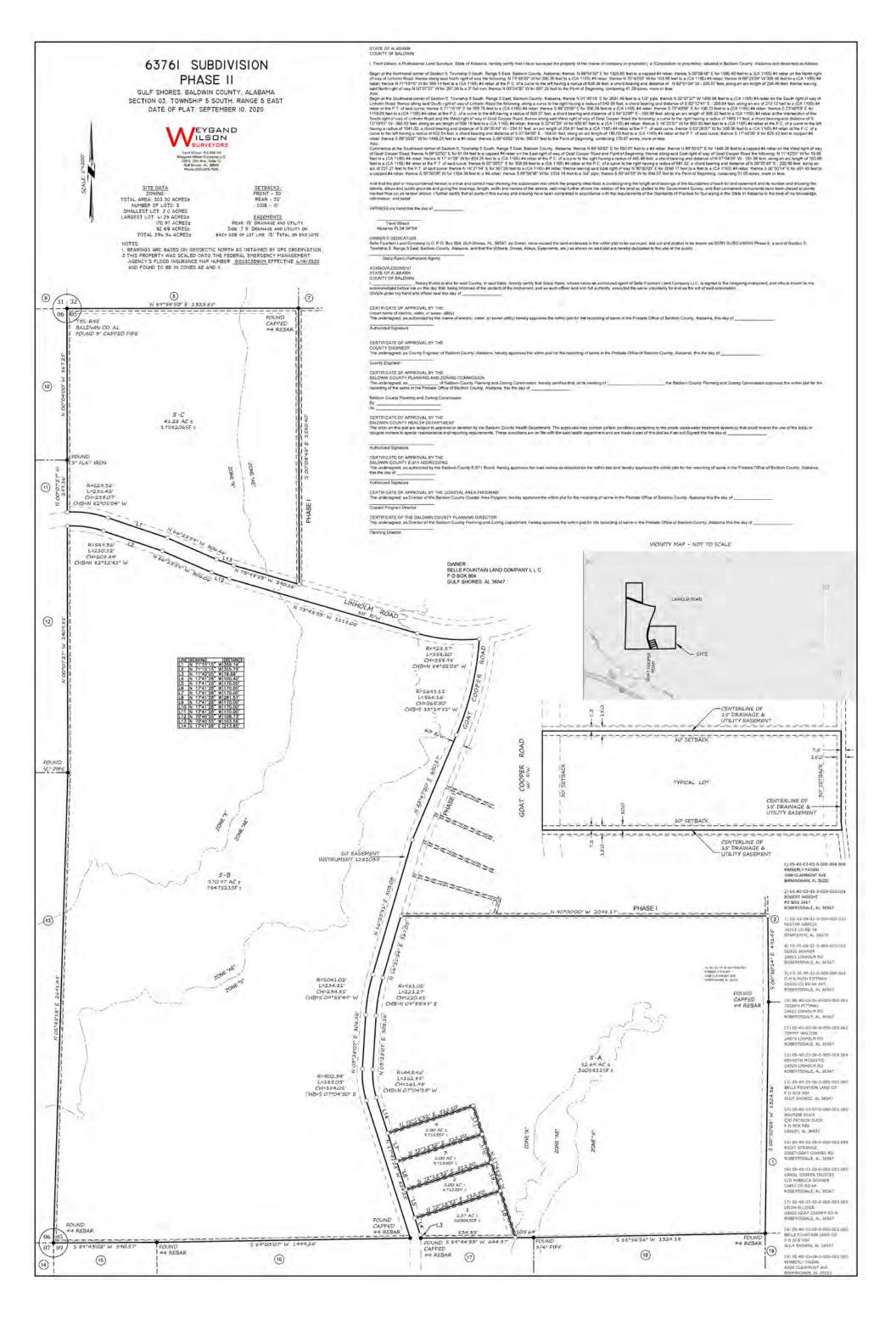
- The submitted preliminary plat is missing utility providers and the Site Data table is being revised to update the total acreage.
- The utility providers need to be added to the site.
- The submitted preliminary plat includes lots not a part of this subdivision and the plat is being revised to modify the lots. Lots 5B and 5C are not part of this subdivision. Lot 5A is being revised to Lot 5.
- A wetland delineation is being performed to identify any potential wetlands.
- E-911 has submitted an email with concerns of the named subdivision as submitted which may pose a public safety risk and possibly delay response times in the event of a 9-1-1 call and has requested the names be revised. This request will not affect the approval of the development permit but will be implemented before the Final Plat can be approved.

VI. RECOMMENDATIONS:

Staff recommends that the Development Permit application for Case No. S-20081, BFLC 63761 Phase II, be **APPROVED** contingent upon revisions to the preliminary plat as requested from Staff review.







Baldwin County Planning and Zoning Commission Case No. S-20084 – BFLC 63757 PH I

Development Permit Approval

Staff Report for Planning and Zoning Commission Public Hearing

January 7, 2021 Agenda Item 8.c

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

I. PUBLIC HEARINGS:

Planning Commission: January 7, 2021 Development Permit Approval Pending

Attachments: Vicinity Map

Site Map Proposed Plat

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Planning District: District 13 – Unzoned

Location of Property: The subject property is located on the south side of Linholm Road,

between Peter Morris Road and Footsteps Lane, approximately 0.25

miles west off of County Road 87.

Parcel Number(s): 05-40-02-03-0-000-003.000

Report Prepared By: Mary Booth; Subdivision Coordinator

III. SUBDIVISION PROPOSAL:

Proposed number of Lots: 5

Linear Feet of Streets: N/A

Total Acreage: \pm 110.21 acres

Smallest Lot Size: ± 2.0 acres

Owner/Developer: Belle Fountain Land Company LLC

PO Box 4088

Gulf Shores, AL 36547

Surveyor/Engineer: Weygand Wilson Surveyors

229 E 20th Ave.

Gulf Shores, AL 36542

Request: The applicant is requesting Development Permit approval for the above-

mentioned subdivision from the Baldwin County Planning and Zoning

Public Utilities Services: Water: On-Site Well

Sewer: On-Site Septic Electricity: Baldwin EMC

Transportation: The proposed lots will front on Linholm Road, a paved and county-

maintained road.

V. STAFF COMMENTS:

Items for consideration:

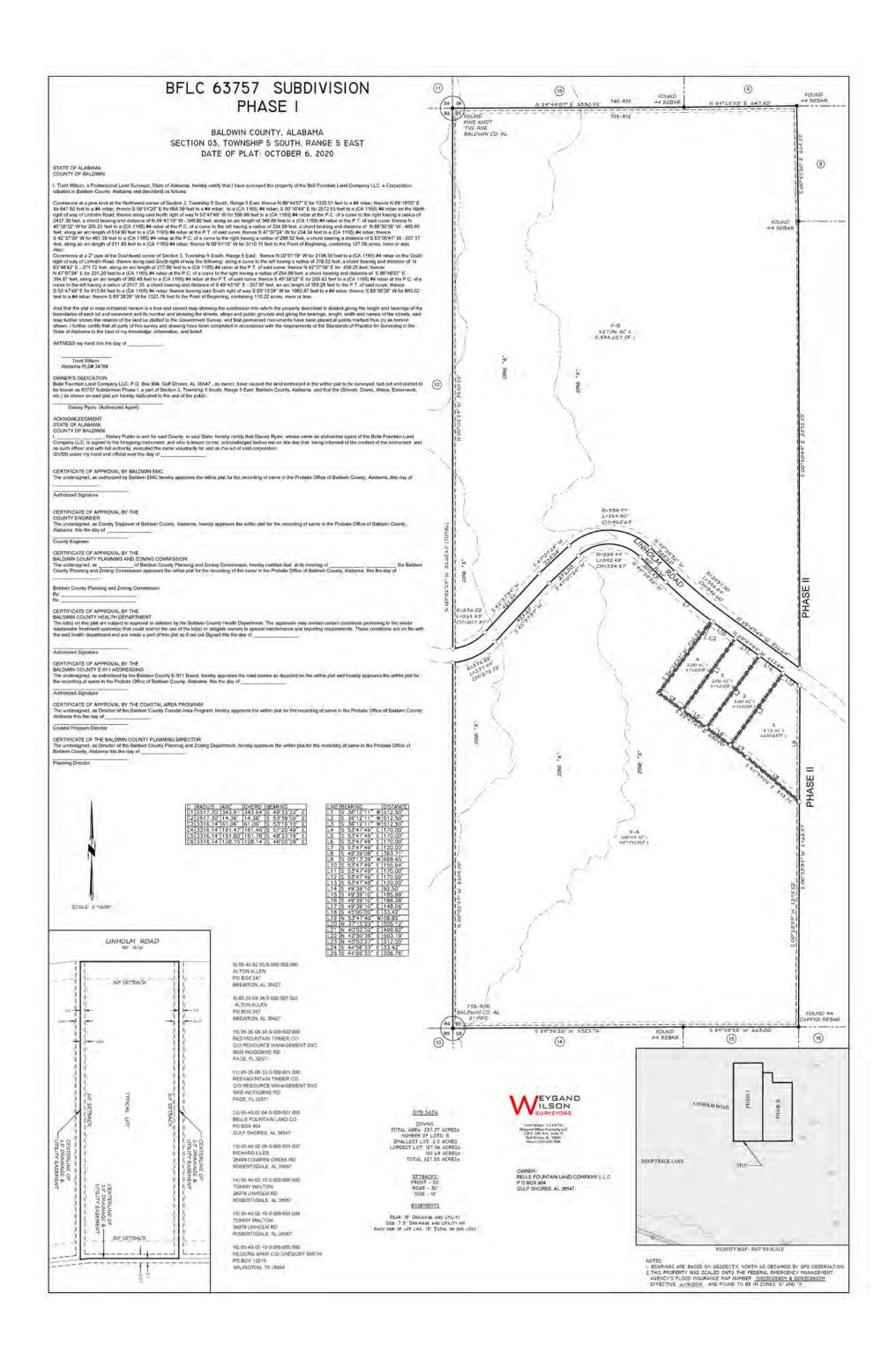
- The submitted preliminary plat is missing utility providers and the Site Data table is being revised to update the total acreage and lot sizes.
- The submitted preliminary plat include lot(s) not a part of this subdivision and the plat is being revised to modify the lots. Lot 5B is not part of this subdivision. Lot 5A is being revised to Lot 5.
- A wetland delineation is being performed to identify any potential wetlands.
- E-911 has submitted an email with concerns of the named subdivision as submitted which may pose a public safety risk and possibly delay response times in the event of a 9-1-1 call and has requested the names be revised. This request will not affect the approval of the development permit but will be implemented before the Final Plat can be approved.

VI. RECOMMENDATIONS:

Staff recommends that the Development Permit application for Case No. S-20084, BFLC 63757 Phase I, be **APPROVED** contingent upon revisions to the preliminary plat as requested from Staff review.







Baldwin County Planning and Zoning Commission Case No. S-20085 – BFLC 63757 PH II

Development Permit Approval

Staff Report for Planning and Zoning Commission Public Hearing

January 7, 2021 Agenda Item 8.d

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

I. PUBLIC HEARINGS:

Planning Commission: January 7, 2021 Development Permit Approval Pending

Attachments: Vicinity Map

Site Map Proposed Plat

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Planning District: District 13 – Unzoned

Location of Property: The subject property is located on the north side of Linholm Road,

approximately 0.25 miles west off of County Road 87.

Parcel Number(s): 05-40-02-03-0-000-003.000

Report Prepared By: Mary Booth; Subdivision Coordinator

III. SUBDIVISION PROPOSAL:

Proposed number of Lots: 5

Linear Feet of Streets: N/A

Total Acreage: \pm 128.75 acres

Smallest Lot Size: ± 2.0 acres

Owner/Developer: Belle Fountain Land Company LLC

PO Box 4088

Gulf Shores, AL 36547

Surveyor/Engineer: Weygand Wilson Surveyors

229 E 20th Ave.

Gulf Shores, AL 36542

Request: The applicant is requesting Development Permit approval for the above-

mentioned subdivision from the Baldwin County Planning and Zoning

Public Utilities Services: Water: On-Site Well

Sewer: On-Site Septic Electricity: Baldwin EMC

Transportation: The proposed lots will front on Linholm Road, a paved and county-

maintained road.

V. STAFF COMMENTS:

Items for consideration:

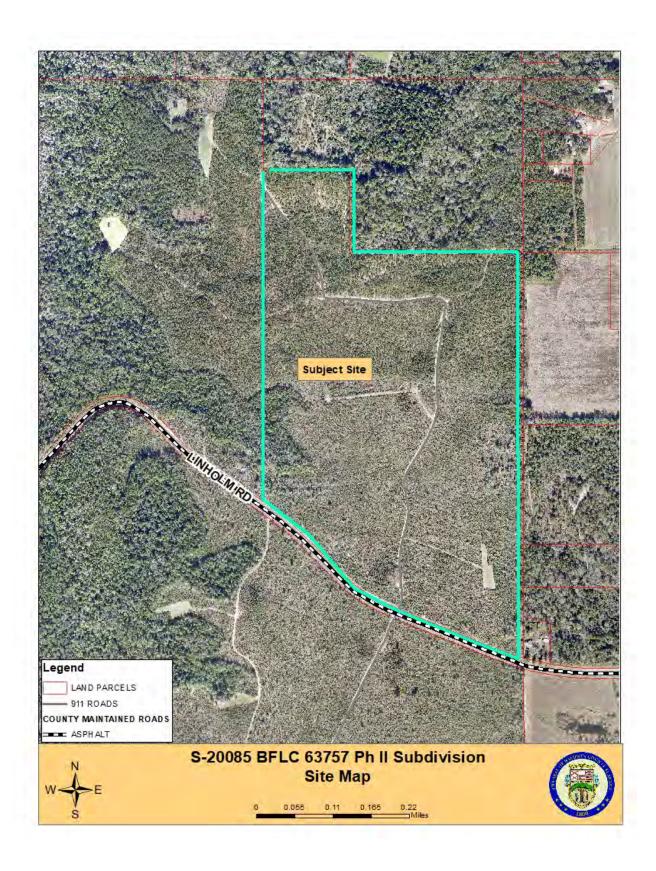
• The submitted preliminary plat is missing utility providers and the Site Data table is being revised to update the total acreage and lot sizes.

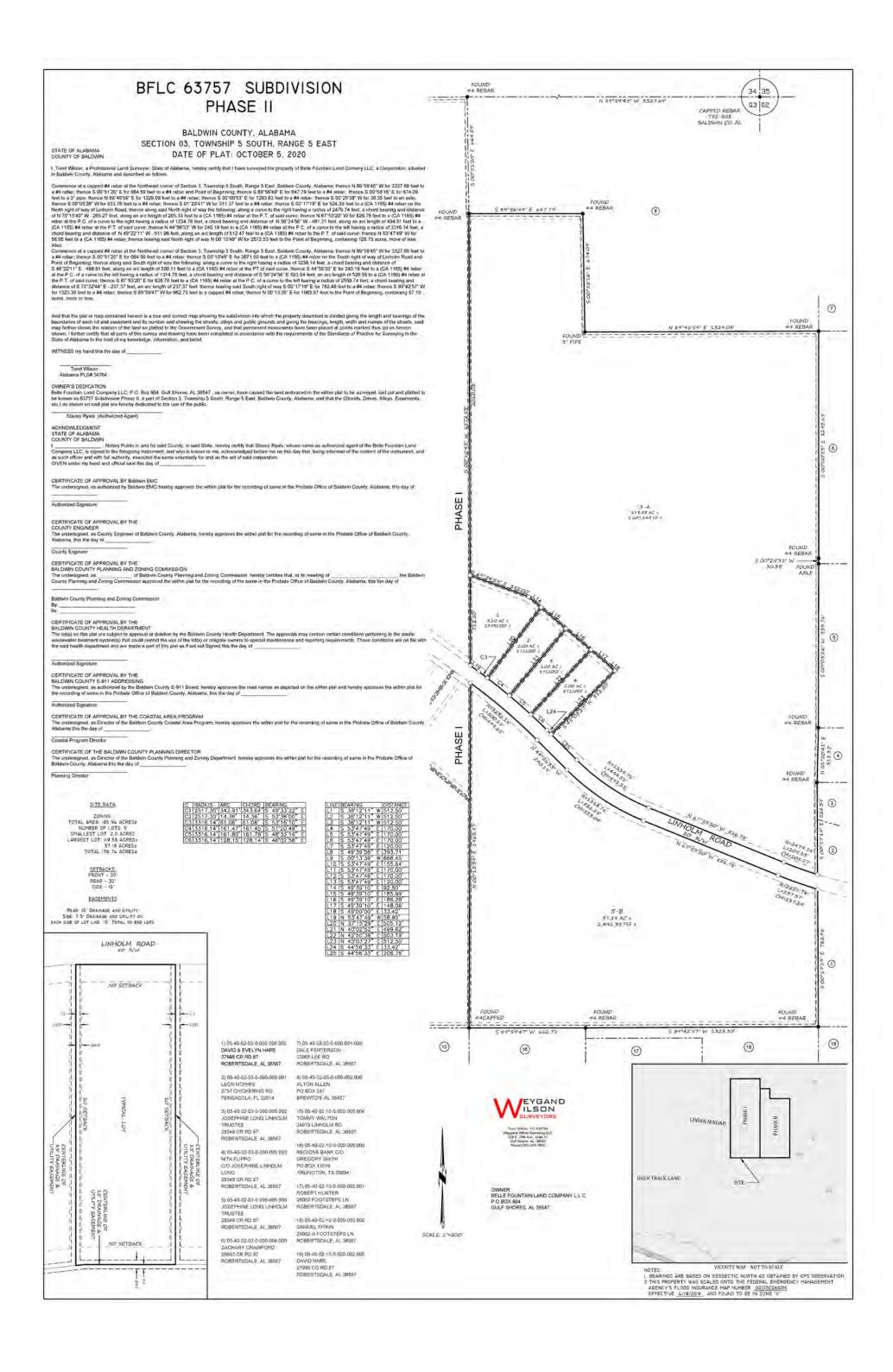
- The submitted preliminary plat include lot(s) not a part of this subdivision and the plat is being revised to modify the lots. Lot 5B is not part of this subdivision. Lot 5A is being revised to Lot 5.
- A wetland delineation is being performed to identify any potential wetlands.
- E-911 has submitted an email with concerns of the named subdivision as submitted which may pose a public safety risk and possibly delay response times in the event of a 9-1-1 call and has requested the names be revised. This request will not affect the approval of the development permit but will be implemented before the Final Plat can be approved.

VI. RECOMMENDATIONS:

Staff recommends that the Development Permit application for Case No. S-20085, BFLC 63757 Phase II, be **APPROVED** contingent upon revisions to the preliminary plat as requested from Staff review.







Baldwin County Planning and Zoning Commission Case No. S-20090– BFLC 63775 PH II

Development Permit Approval

Staff Report for Planning and Zoning Commission Public Hearing

January 7, 2021 Agenda Item 8.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: January 7, 2021 Development Permit Approval Pending

Attachments: Vicinity Map

Site Map Proposed Plat

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Planning District: District 13 – Unzoned

Location of Property: The subject property is located on the east side of County Road 87

approximately 0.5 miles north of the I-10 overpass.

Parcel Number(s): 05-40-06-14-0-000-001.000

Report Prepared By: Mary Booth; Subdivision Coordinator

III. SUBDIVISION PROPOSAL:

Proposed number of Lots: 5

Linear Feet of Streets: N/A

Total Acreage: \pm 268.52 acres

Smallest Lot Size: ± 2.0 acres

Owner/Developer: Belle Fountain Land Company LLC

PO Box 4088

Gulf Shores, AL 36547

Surveyor/Engineer: Weygand Wilson Surveyors

229 E 20th Ave.

Gulf Shores, AL 36542

Request: The applicant is requesting Development Permit approval for the above-

mentioned subdivision from the Baldwin County Planning and Zoning

Public Utilities Services: Water: On-Site Well

Sewer: On-Site Septic Electricity: Baldwin EMC

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

maintained road.

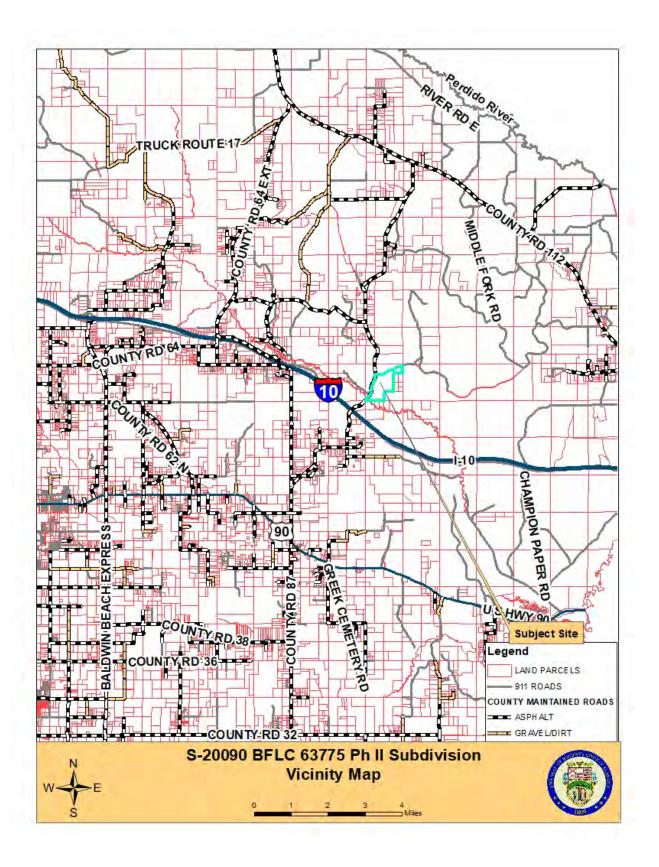
V. STAFF COMMENTS:

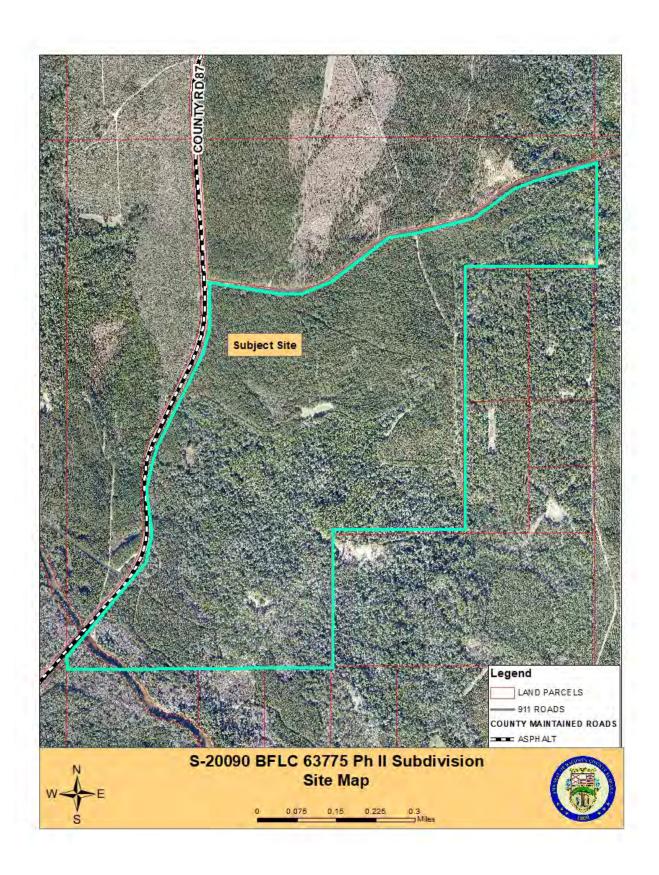
Items for consideration:

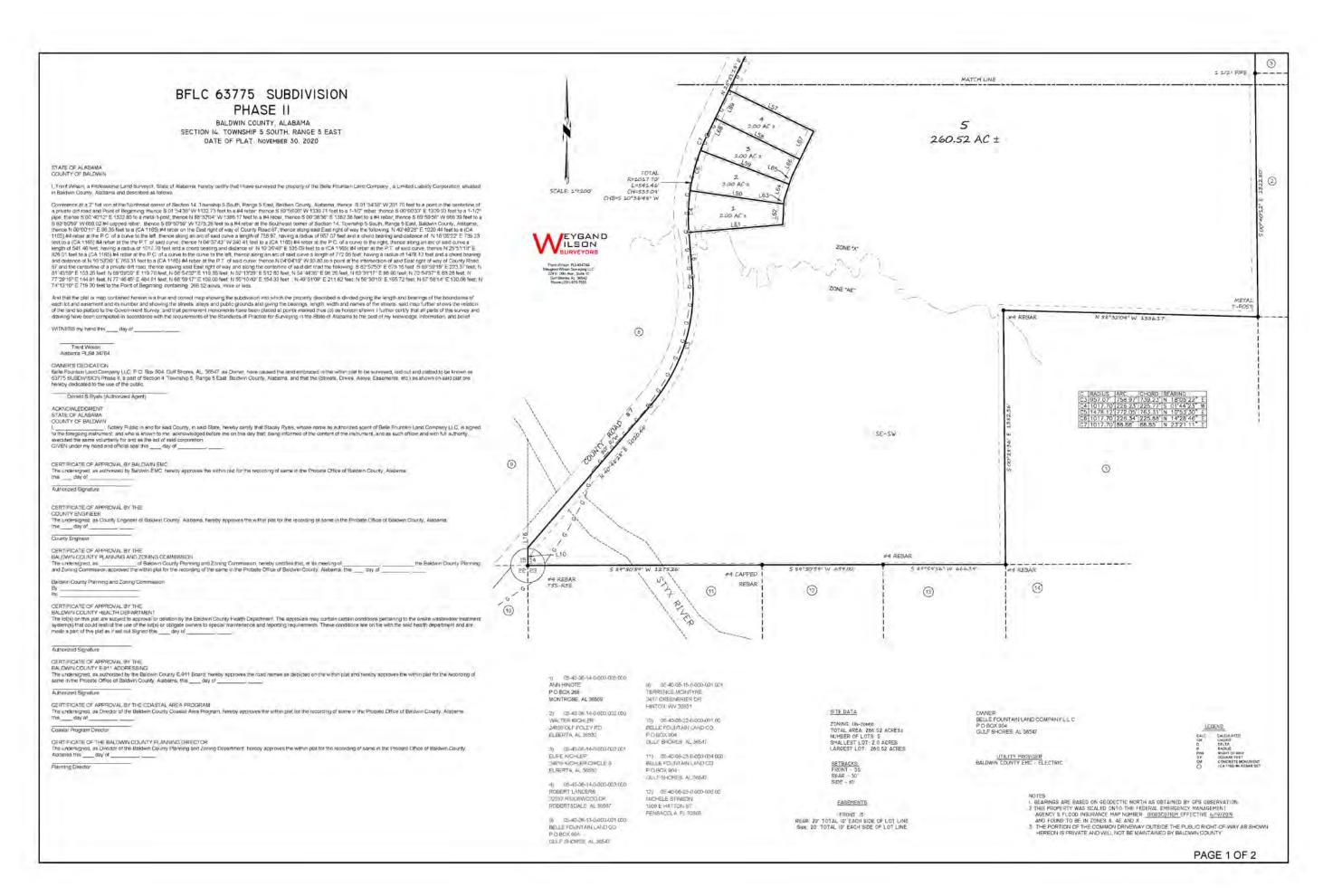
- A wetland delineation is being performed to identify any potential wetlands. Wetlands, if any, will be shown on the preliminary plat with a minimum 30' buffer.
- County Road 87 is a major collector and common drives are required. The common drives and any applicable notes shall be added to the preliminary plat.
- E-911 has submitted an email with concerns of the named subdivision as submitted which may pose a public safety risk and possibly delay response times in the event of a 9-1-1 call and has requested the names be revised. This request will not affect the approval of the development permit but will be implemented before the Final Plat can be approved.

VI. RECOMMENDATIONS:

Staff recommends that the Development Permit application for Case No. S-20090, BFLC 63775 Phase II, be **APPROVED** contingent upon revisions to the preliminary plat as requested from Staff review.

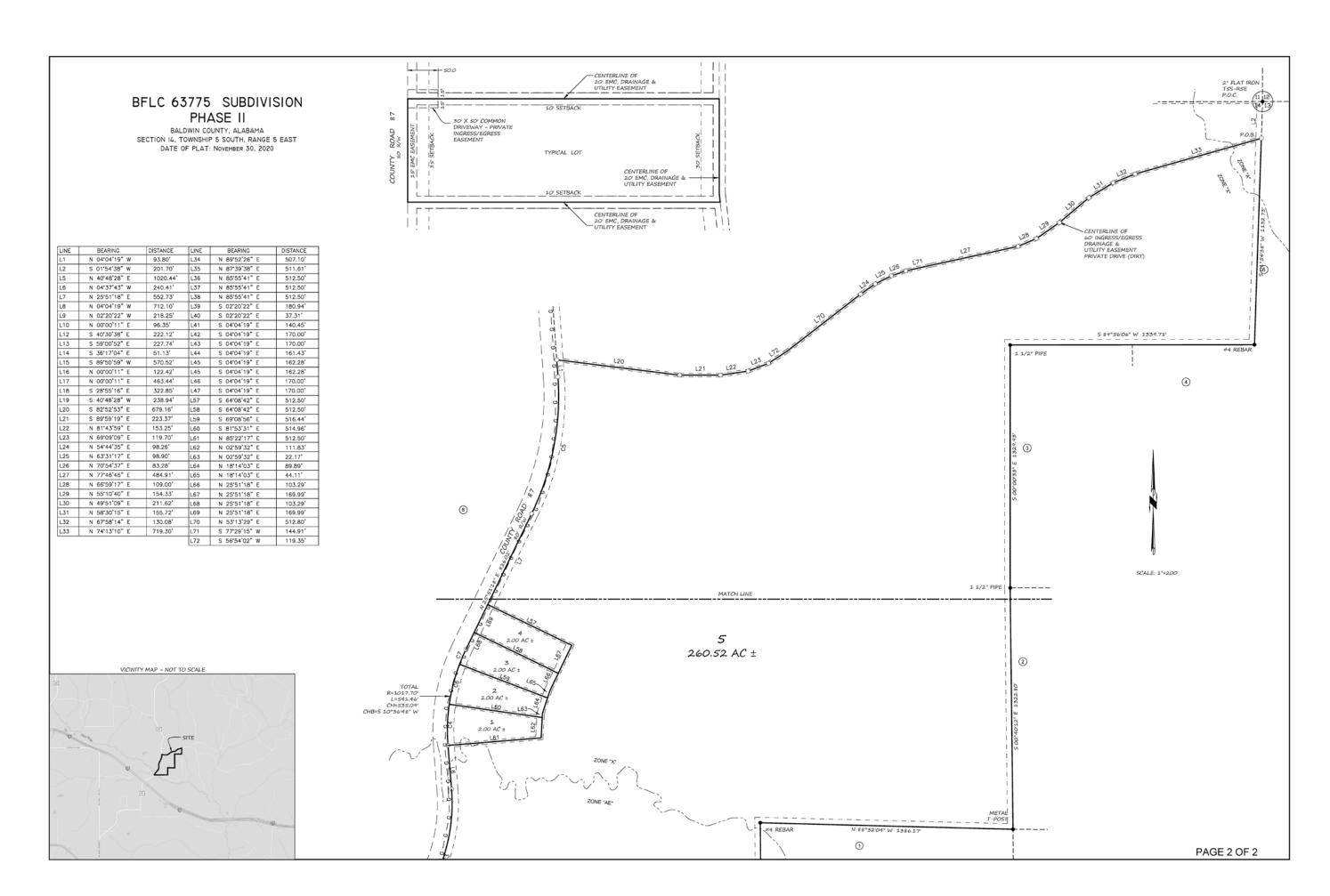






Baldwin County Planning and Zoning Commission January 7, 2021 agenda

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Baldwin County Planning and Zoning Commission Case No. S-21003 – BFLC 9833 PH I

Development Permit Approval

Staff Report for Planning and Zoning Commission Public Hearing

January 7, 2021 Agenda Item 8.f

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

I. PUBLIC HEARINGS:

Planning Commission: January 7, 2021 Development Permit Approval Pending

Attachments: Vicinity Map

Site Map Proposed Plat

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Planning District: District 13 – Unzoned

Location of Property: The subject property is located on the north side of Waterworld Road

approximately 0.25 miles east from County Road 64 Ext. in the Wilcox

area.

Parcel Number(s): 05-40-03-07-0-000-002.000

Report Prepared By: Mary Booth; Subdivision Coordinator

III. SUBDIVISION PROPOSAL:

Proposed number of Lots: 5

Linear Feet of Streets: N/A

Total Acreage: ± 39.77 acres

Smallest Lot Size: ± 3.0 acres

Owner/Developer: Belle Fountain Land Company LLC

PO Box 4088

Gulf Shores, AL 36547

Surveyor/Engineer: Weygand Wilson Surveyors

229 E 20th Ave.

Gulf Shores, AL 36542

Request: The applicant is requesting Development Permit approval for the above-

mentioned subdivision from the Baldwin County Planning and Zoning

Public Utilities Services: Water: On-Site Well

Sewer: On-Site Septic Electricity: Baldwin EMC

Transportation: The proposed lots will front on Waterworld Road, a paved and county-

maintained road.

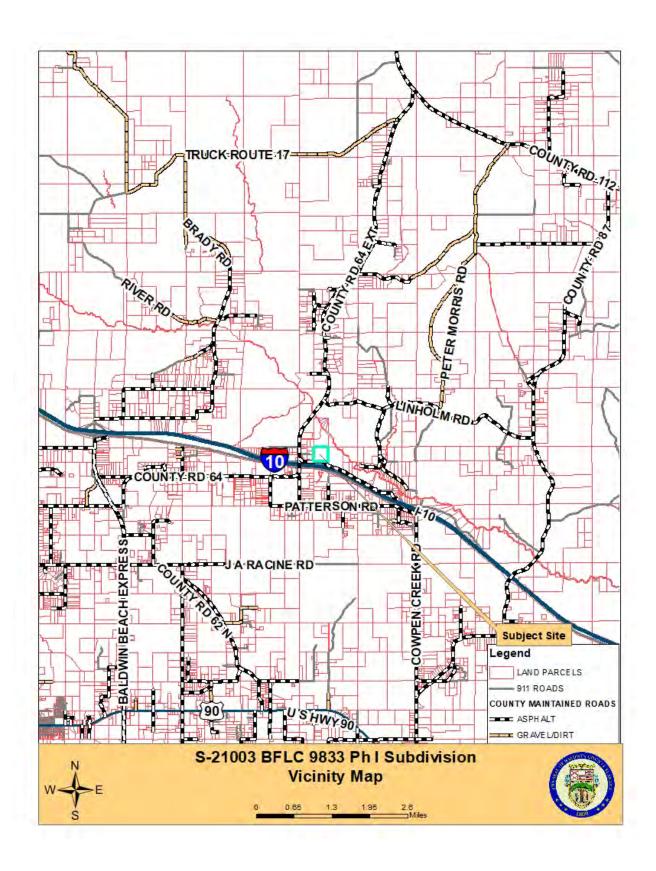
V. STAFF COMMENTS:

<u>Items for consideration:</u>

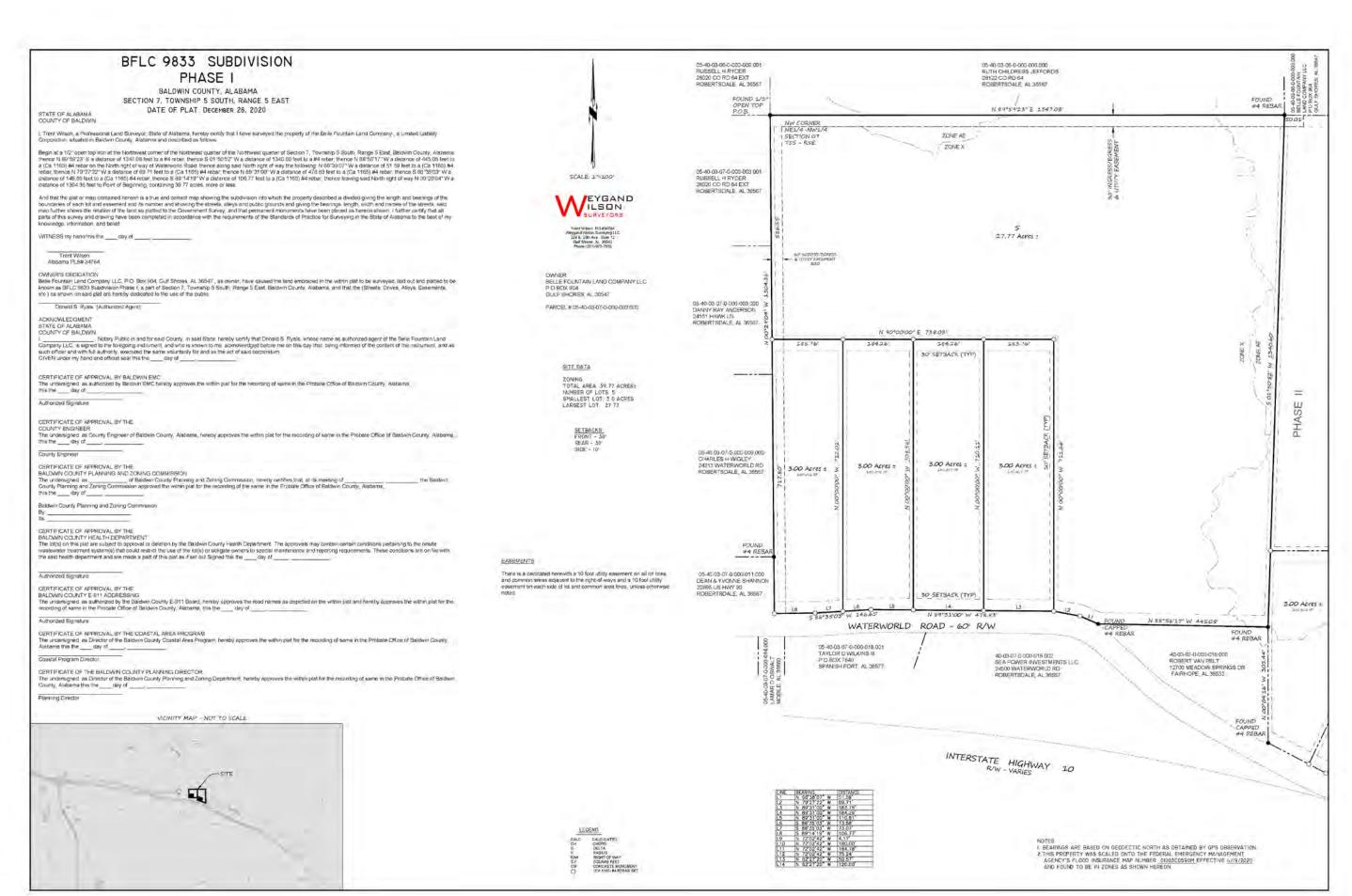
- A wetland delineation is being performed to identify any potential wetlands
- E-911 has submitted an email with concerns of the named subdivision as submitted which may pose a public safety risk and possibly delay response times in the event of a 9-1-1 call and has requested the names be revised. This request will not affect the approval of the development permit but will be implemented before the Final Plat can be approved.

VI. RECOMMENDATIONS:

Staff recommends that the Development Permit application for Case No. S-21003, BFLC 9833 Phase I, be **APPROVED** contingent upon revisions to the preliminary plat as requested from Staff review.







Baldwin County Planning and Zoning Commission Case No. S-21004 – BFLC 9833 PH II

Development Permit Approval

Staff Report for Planning and Zoning Commission Public Hearing

January 7, 2021 Agenda Item 8.g

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: January 7, 2021 Development Permit Approval Pending

Attachments: Vicinity Map

Site Map Proposed Plat

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Planning District: District 13 – Unzoned

Location of Property: The subject property is located on the north side of Waterworld Road

approximately 0.50 miles east from County Road 64 Ext. in the Wilcox

area.

Parcel Number(s): 05-40-03-07-0-000-002.000

Report Prepared By: Mary Booth; Subdivision Coordinator

III. SUBDIVISION PROPOSAL:

Proposed number of Lots: 5

Linear Feet of Streets: N/A

Total Acreage: ± 55.82 acres

Smallest Lot Size: ± 3.0 acres

Owner/Developer: Belle Fountain Land Company LLC

PO Box 4088

Gulf Shores, AL 36547

Surveyor/Engineer: Weygand Wilson Surveyors

229 E 20th Ave.

Gulf Shores, AL 36542

Request: The applicant is requesting Development Permit approval for the above-

mentioned subdivision from the Baldwin County Planning and Zoning

Public Utilities Services: Water: On-Site Well

Sewer: On-Site Septic Electricity: Baldwin EMC

Transportation: The proposed lots will front on Waterworld Road, a paved and county-

maintained road.

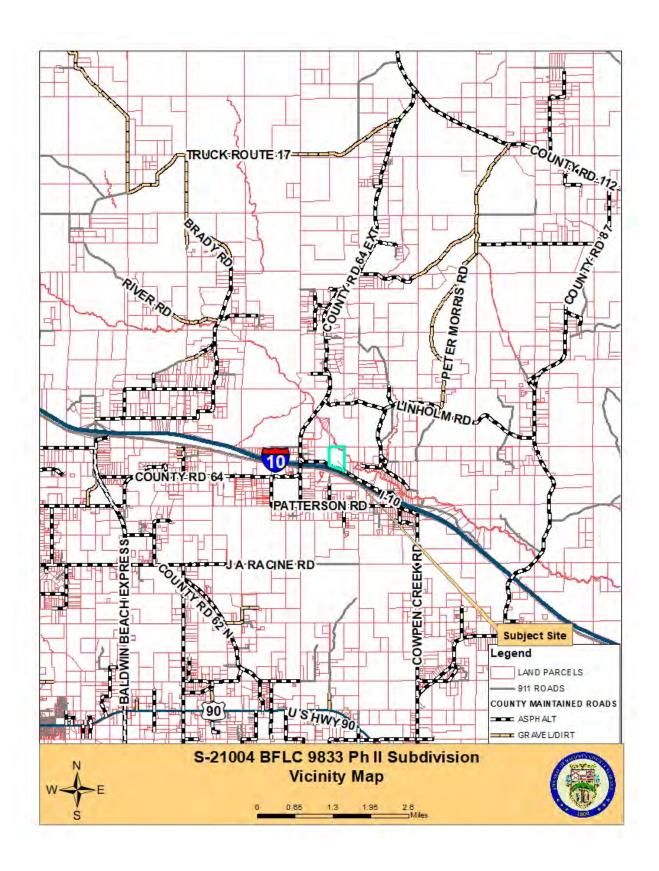
V. STAFF COMMENTS:

<u>Items for consideration:</u>

- A wetland delineation is being performed to identify any potential wetlands
- E-911 has submitted an email with concerns of the named subdivision as submitted which may pose a public safety risk and possibly delay response times in the event of a 9-1-1 call and has requested the names be revised. This request will not affect the approval of the development permit but will be implemented before the Final Plat can be approved.

VI. RECOMMENDATIONS:

Staff recommends that the Development Permit application for Case No. S-21004, BFLC 9833 Phase II, be **APPROVED** contingent upon revisions to the preliminary plat as requested from Staff review.





BFLC 9833 SUBDIVISION PHASE II

BALDWIN COUNTY, ALABAMA SECTION 7, TOWNSHIP 5 SOUTH, RANGE 5 EAST DATE OF PLAT: DECEMBER 28, 2020

| Trent Wilson, a Professional Land Surveyor, State of Alabama, hereby certify that I have surveyed the property of the Bette Fountain Land Company, a Limited Liability Corporation, situated in Baldwin County, Alabama and described as follows:

Begin at a #4 rebar at the Northeast corner of the Northwest quarter of the Northeast quarter of Section 7, Township 5 South, Range 5 East, Baldwin County, Alabama, thence S 0°24*17" E a distance of 1351.48 feet to a #4 rebar thence S 0°24*49" E a distance of 798.42 feet to a ICA 1165) #4 rebar on the North right of way by following 1 N6*49*21" Wa distance of 44.95 feet to a ICA 1165) #4 rebar, thence N6*9*61" Wa distance of 239.76 feet to a ICA 1165) #4 rebar, thence N7*0*253" Wa distance of 17.02*2" Wa distance of 44.4 16 feet to a ICA 1165) #4 rebar, thence N7*0*253" Wa distance of 118.11 feet to a ICA 1165) #4 rebar, thence N7*0*253" Wa distance of 17.05.7 feet to a ICA 1165) #4 rebar, thence N7*0*253" Wa distance of 17.05.7 feet to a ICA 1165) #4 rebar, thence N7*0*253" Wa distance of 17.05.7 feet to a ICA 1165) #4 rebar, thence N7*0*253" Wa distance of 17.05.7 feet to a ICA 1165) #4 rebar, thence N7*0*253" Wa distance of 17.05.7 feet to a ICA 1165) #4 rebar, thence N7*0*253" Wa distance of 17.05.7 feet to a ICA 1165) #4 rebar, thence N7*0*253" Wa Distance of 17.04.1165 Wa distance of 17.05.7 feet to a ICA 1165) #4 rebar, thence N7*0*253" Wa Distance of 17.05.7 feet to a ICA 1165) #4 rebar, thence N7*0*253" Was Distance of 17.05.7 feet to a ICA 1165) #4 rebar, thence N7*0*253" Was Distance of 17.05.7 feet to a ICA 1165) #4 rebar, thence N7*0*253" Was Distance of 17.05.7 feet to a ICA 1165) #4 rebar, thence N7*0*253" Was Distance of 17.05.7 feet to a ICA 1165) #4 rebar, thence N7*0*253" Was Distance of 17.05.7 feet to a ICA 1165) #4 rebar, thence N7*0*253" Was Distance of 17.05.7 feet to a ICA 1165) #4 rebar, thence N7*0*253" Was Distance of 17.05.7 feet to a ICA 1165) #4 rebar, thence N7*0*253" Was Distance of 17.05.7 feet to a ICA 1165) #4 rebar, thence N7*0*253" Was Distance of 17.05.7 feet to a ICA 1165) #4 rebar, thence N7*0*253" Was Distance of 17.05.7 feet to a ICA 1165) #4 rebar, thence N7*0*253" Was Distance of 17.05.7 feet to a ICA 1165) #4 rebar, thence N7*0*253" Was Distance of 17.05.7 feet to a

And that the plat or map contained hereon is a true and correct map showing the subdivision into which the property described is divided giving the length and bearings of the boundaries of each lot and easement and its number and showing the streets, alleys and public grounds and giving the bearings, length, width and names of the streets, said, map further shows the relation of the land so platted to the Covernment Survey, and that permanent monuments have been placed as hereon shown. If Allebert of that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

WITNESS my hand this the ____ day of ____ Trent Wison

Convinces Listinical (Link)

Belle Fountain Land Company LLC, P.O. Box 904, Gulf Shores, AL 36547, as owner, have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as BFLC 9833 Suddivision Prisse II, a part of Section?, Township 5 South, Range 5 Enst, Baldwin County, Alabama, and that the (Streets, Crives, Alleys, Easements etc.) as shown on said plat are hereby dedicated to the use of the public.

ACKNOWLEDGMENT STATE OF ALABAMA COUNTY OF BALDWIN

CERTIFICATE OF APPROVAL BY BALDWIN EMC
The undereigned, as authorized by Baldwin EMC hereby approves the within part for the recording of same in the Probate Office of Baldwin County. Alebame, this the ______day of ______

Authorized Signature

CERTIFICATE OF APPROVAL BY THE

The undersigned, as County Engreer of Baldwin County. Alabama, hereby approves the within plat for the recording of same in the Propage Office of Baldwin County, Alabama, hereby approves the within plat for the recording of same in the Propage Office of Baldwin County, Alabama, hereby approves the within plat for the recording of same in the Propage Office of Baldwin County, Alabama, hereby approves the within plat for the recording of same in the Propage Office of Baldwin County, Alabama, hereby approves the within plat for the recording of same in the Propage Office of Baldwin County, Alabama, hereby approves the within plat for the recording of same in the Propage Office of Baldwin County, Alabama, hereby approves the within plat for the recording of same in the Propage Office of Baldwin County, Alabama, hereby approves the within plat for the recording of same in the Propage Office of Baldwin County, Alabama, hereby approves the within plat for the recording of same in the Propage Office of Baldwin County, Alabama, hereby approves the within plat for the recording of same in the Propage Office of Baldwin County, Alabama, hereby approves the within plat for the recording of same in the Propage Office of Baldwin County, Alabama, hereby approves the within plat for the recording of the Propage Office of Baldwin County, Alabama, hereby approves the within plat for the recording of the Propage Office of Baldwin County, Alabama, hereby approves the within plat for the recording of the Propage Office of Baldwin County, Alabama, hereby approves the plat for the recording of the Propage Office of Baldwin County, Alabama, hereby approves the Propage Office of Baldwin County, Alabama, hereby approves the Propage Office of Baldwin County, Alabama, hereby approves the Propage Office of Baldwin County, Alabama, hereby approves the Propage Office of Baldwin County, Alabama, hereby approves the Propage Office of Baldwin County, Alabama, hereby approves the Propage Office of Baldwin County, Alabama, hereby approves the Prop

County Engineer

CERTIFICATE OF APPROVAL BY THE

BALDWIN COUNTY PLANNING AND ZONING COMMISSION

Baldwin County Planning and Zoning Commission

GERT INGATE OF InterroCVAL BY THE BEARTMENT

The 19(5) on this plat are subject to approval or deletion by the Baldwin County Health Department. The approvals may contain certain conditions pertaining to the orisite wastewater treatment systems; that conditions that the use of the stife) or obligate owners to special maintenance and reporting requirements. These conditions are on file the said hability department and are made a part of this plat as if said out Signed this this ______ cay or ______.

CERTIFICATE OF APPROVAL BY THE

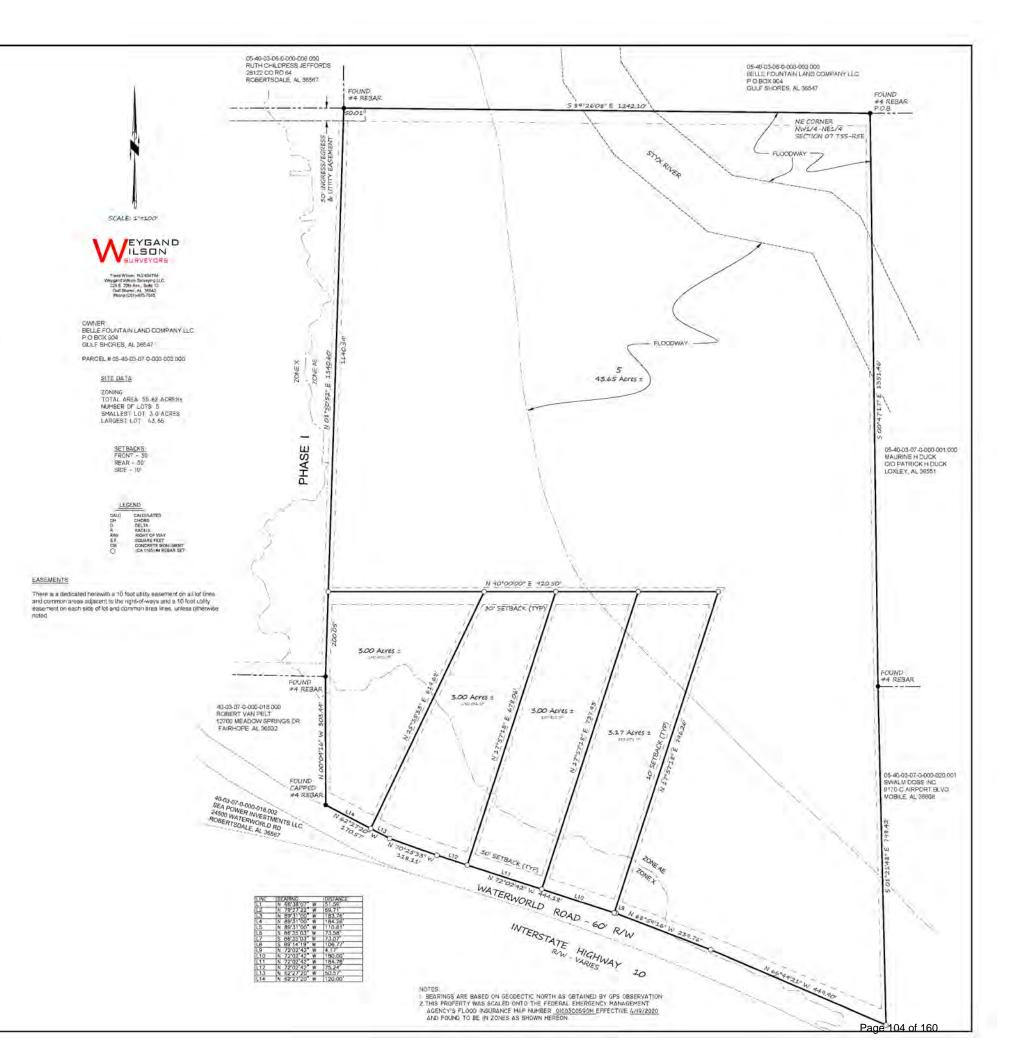
CERTIFICATE OF APPROVAL BY THE COASTAL AREA PROGRAM
The undersigned, as Director of the Baldwin County Coastal Area Program, hereby approves the within plat for the recording of same in the Probate Office of Baldwin County
Alabama this the ______day of _____

Planning Director

VICINITY MAP - NOT TO SCALE



Baldwin County Planning and Zoning Commission January 7, 2021 agenda



Baldwin County Planning and Zoning Commission Case No. S-21008 – Hollinger Ridge

Development Permit Approval

Staff Report for Planning and Zoning Commission Public Hearing

January 7, 2021 Agenda Item 8.h

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: January 7, 2021 Development Permit Approval Pending

Attachments: Vicinity Map

Site Map Proposed Plat

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Planning District: District 12 – Unzoned

Location of Property: The subject property is located on the east side of Brady Road,

approximately 0.75 miles north of Dunbar Road in the Wilcox area.

Parcel Number(s): 05-34-07-25-0-000-001.000

05-34-07-26-0-000-001.007

Report Prepared By: Mary Booth; Subdivision Coordinator

III. SUBDIVISION PROPOSAL:

Proposed number of Lots: 3

Linear Feet of Streets: N/A

Total Acreage: \pm 128.03 acres

Smallest Lot Size: \pm 38.72 acres

Owner/Developer: Ascent Land Co., LLC

PO Box 801 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

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.

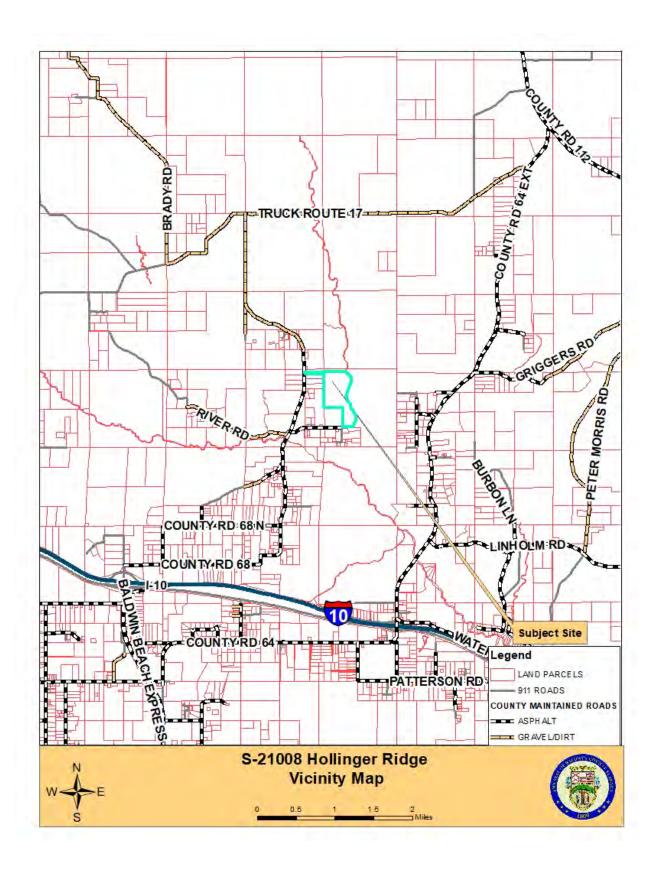
V. STAFF COMMENTS:

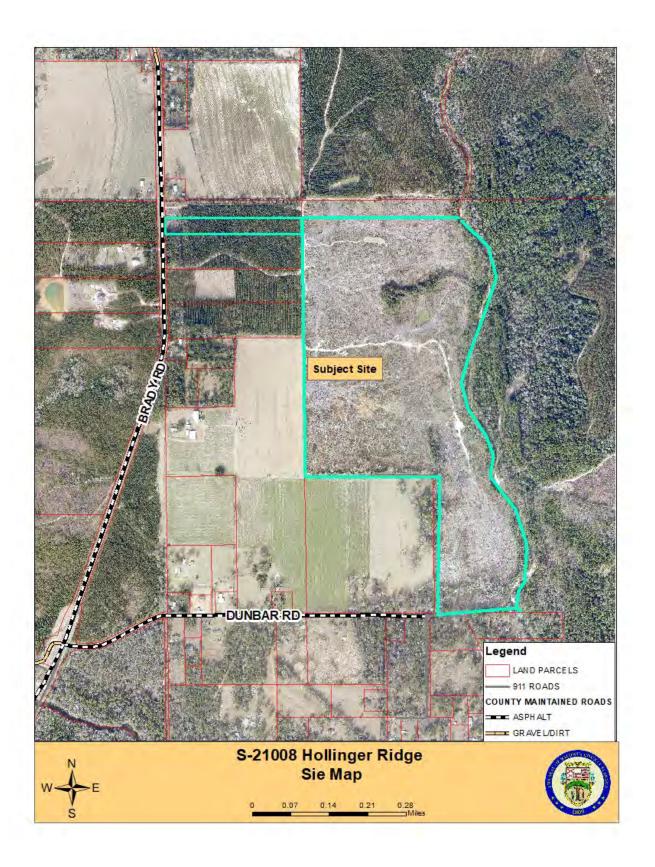
<u>Items for consideration:</u>

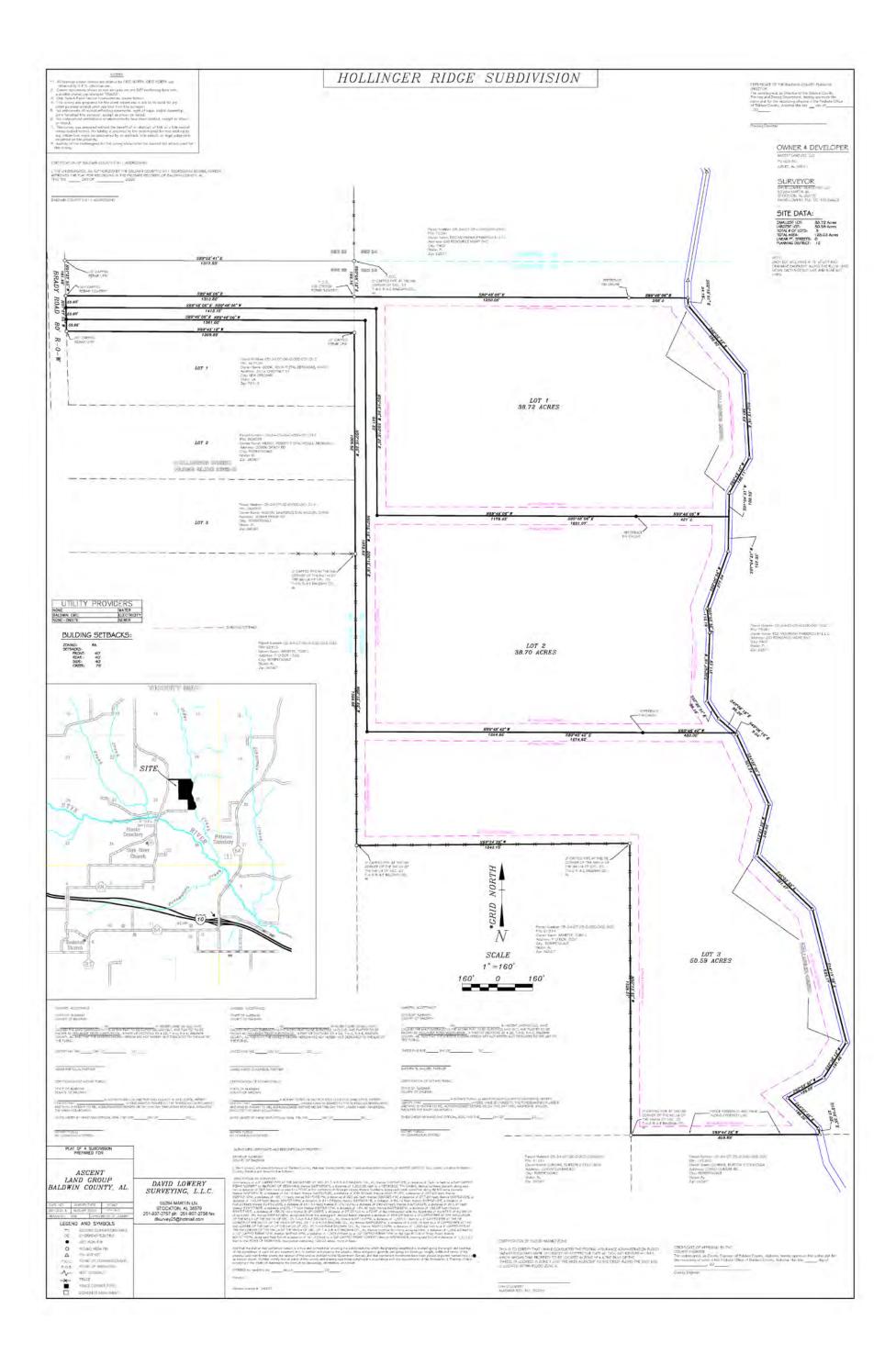
• All items of the Development Permit application meet the requirements of the subdivision regulations.

VI. RECOMMENDATIONS:

Staff recommends that the Development Permit application for Case No. S-21008, Hollinger Ridge, be **APPROVED.**







Baldwin County Planning and Zoning Commission Case No. S-21005 – Blackwater Farm Subdivision Development Permit Approval

Staff Report for Planning and Zoning Commission Public Hearing

January 7, 2021 Agenda Item 8.i

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: January 7, 2021 Development Permit Approval Pending

Attachments: Vicinity Map

Site Map Proposed Plat

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Planning District: District 12 – RSF-1 & RA

Location of Property: The subject property is located on the east side of County Road 85 S

approximately 0.25 miles south of US Hwy 90 in the Elsanor area.

Parcel Number(s): 05-41-07-35-0-000-039.001

Report Prepared By: Mary Booth; Subdivision Coordinator

III. SUBDIVISION PROPOSAL:

Proposed number of Lots: 6

Linear Feet of Streets: N/A

Total Acreage: \pm 19.06 acres

Smallest Lot Size: ± 1.27 acres

Owner/Developer: BJ Blanchard

BJ's Residential Properties, LLC

1299 Greystone Crest Birmingham, AL 35242

Engineer: David Shumer

3213 Midtown Park S. Mobile, AL 36606

Surveyor: Geo Surveying, Inc.

129 Club Drive Fairhope, AL 36532 **Request:** The applicant is requesting Development Permit approval for the above-

mentioned subdivision from the Baldwin County Planning and Zoning

Commission.

IV. PUBLIC UTILITIES AND SITE CONSIDERATIONS:

Public Utilities Services: Water: East Central Baldwin Water Authority

Sewer: On-Site Septic Electricity: Baldwin EMC

Transportation: The proposed lots will front on County Road 85 S, a paved and county-

maintained road.

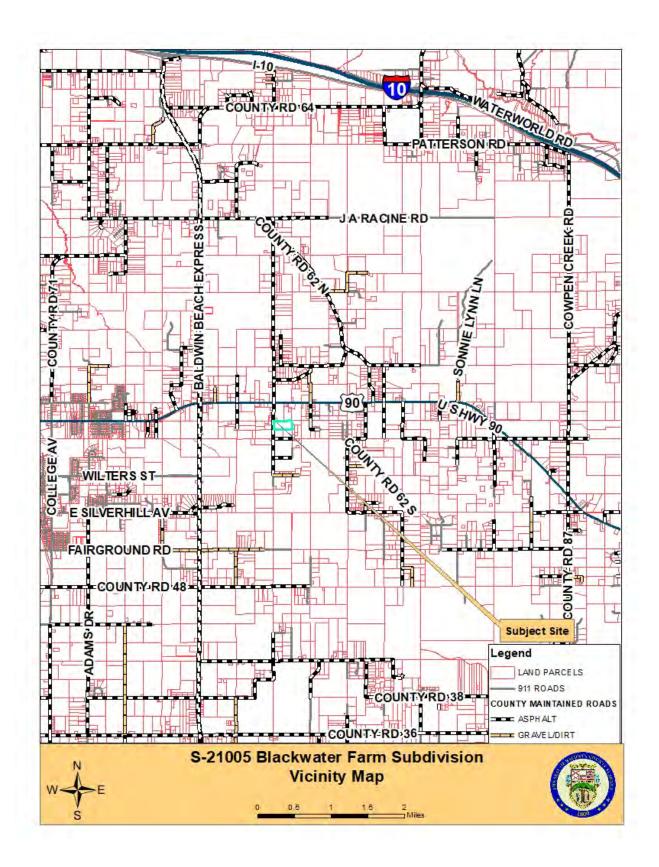
V. STAFF COMMENTS:

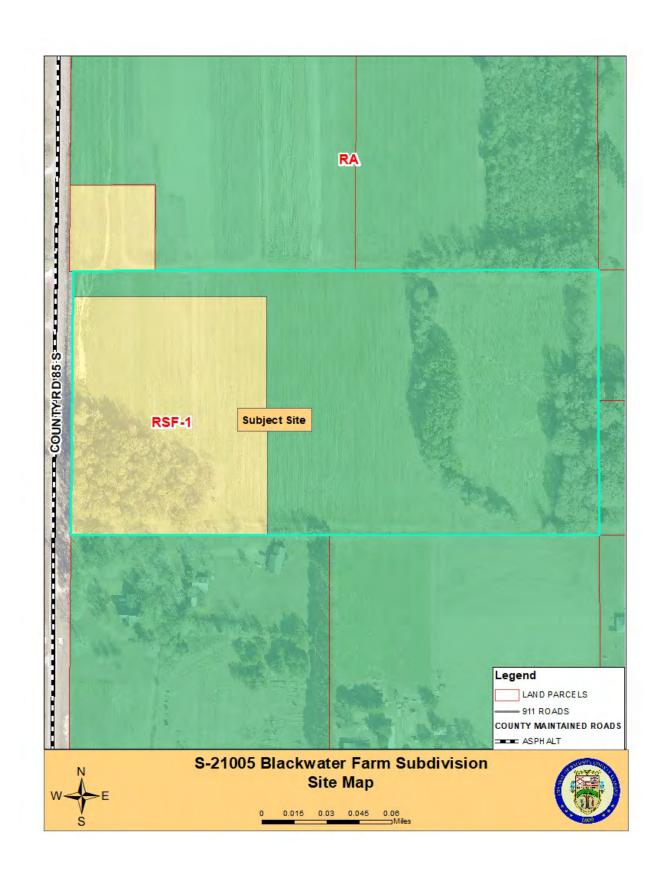
Items for consideration:

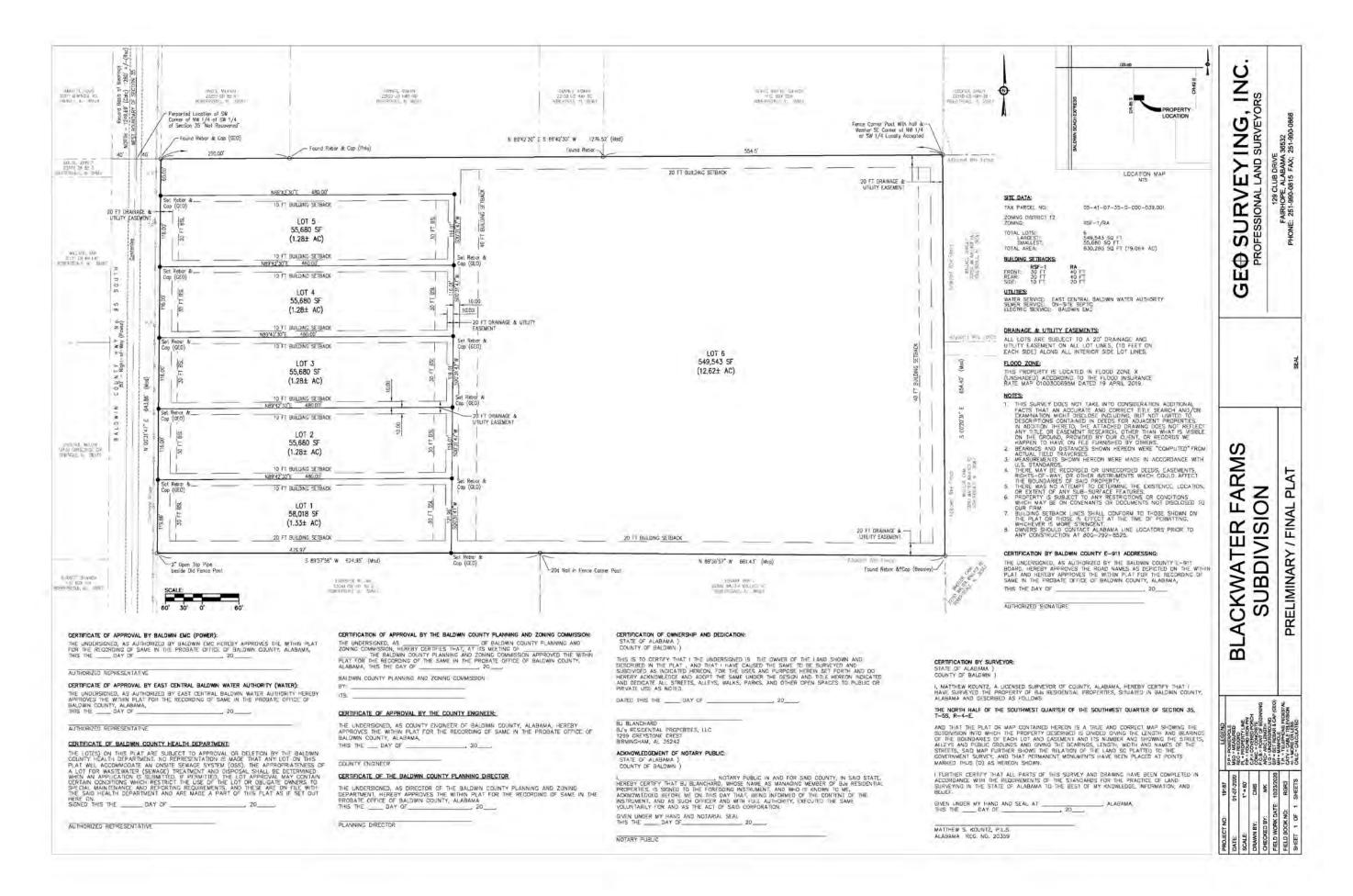
• All items of the Development Permit application meet the requirements of the subdivision regulations.

VI. RECOMMENDATIONS:

Staff recommends that the Development Permit application for Case No. S-21005, Blackwater Farm Subdivision, be **APPROVED.**







Baldwin County Planning and Zoning Commission Case No. S-21002 – Carmel Flats

Final Site Plan Approval

Staff Report for Planning and Zoning Commission Public Hearing

January 7, 2021 Agenda Item 8.j

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

I. PUBLIC HEARINGS:

Planning Commission: January 7, 2021 Final Site Plan Approval Pending

Attachments: Vicinity Map

Site Map Proposed Plat

Opposition (Emails, Letters and Supporting Documentation)

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Planning District: District 17 – Unzoned

Location of Property: The subject property is located on south side of Twin Beech Road

(County Road 44) at Thompson Hall Road Fairhope area.

Parcel Number(s): 05-46-08-27-0-000-002.502

05-46-08-27-0-000-002.537

Report Prepared By: Mary Booth; Subdivision Coordinator

III. SUBDIVISION PROPOSAL:

Proposed number of Units: 242

Linear Feet of Streets: 3,800 LF (Private)

Total Acreage: ± 20.24 acres

Smallest Unit Size: \pm 1,540 square feet

Owner: Fairhope Single Tax Corp.

336 Fairhope Ave. Fairhope, AL 36532

Lessee/Developer: 68V Pay Dirt, LLC

29891 Woodrow Lane, Suite 300

Spanish Fort, AL 36527

Engineer/Surveyor: S.E. Civil Engineering & Surveying

880 Holcombe Blvd, Ste. F

Fairhope, AL 36532

Request: The applicant is requesting Final Site Plan approval for the above-

mentioned apartment development from the Baldwin County Planning

and Zoning Commission.

IV. PUBLIC UTILITIES AND SITE CONSIDERATIONS:

Public Utilities Services: Water: City of Fairhope

Sewer: City of Fairhope Electricity: Baldwin EMC

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

road.

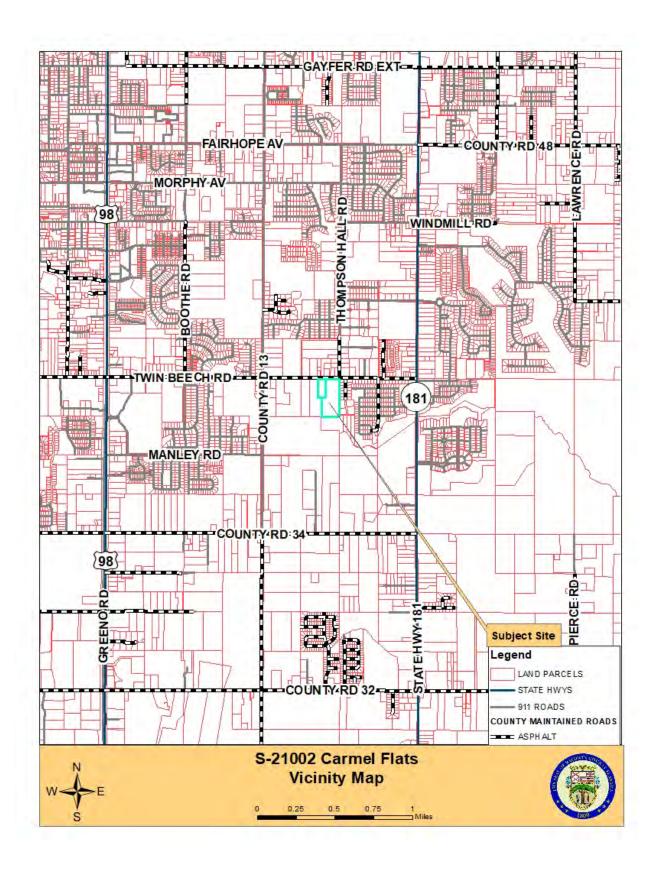
V. STAFF COMMENTS:

Items for consideration:

- Opposition has been received and is attached to this Staff Report.
- The Baldwin County Highway Department has reviewed the Traffic Study submitted and has provided comments to the applicant to be addressed. There was a recommendation for turn lanes which has been added to the Final Site Plan and the Traffic Study is being updated accordingly.
- The Baldwin County Highway Department has reviewed the submitted Drainage Calculations and the general narrative provided meets the submittal requirements as per the subdivision regulations.
- There is a small portion of this parcel that contains wetlands in the southwestern corner and the required 30' building setback buffer around these wetlands has been shown on the Final Site Plan and meets the requirements of the subdivision regulations.
- There will be a more extensive review during the construction plan review any concerns with construction will be addressed at that time.
- 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-21002, Carmel Flats, be APPROVED.





CARMEL PARK FLATS

January 2021

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CERTIFICATE OF OWNERSHIP

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FAIRHOPE SINGLE TAX CORPORATION, AN ALABAMA CORPORATION

ASITS PRESIDENT ASITS SECRETARY

CERTIFICATE OF NOTARY PUBLIC:

CERTIFY THAT

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SECRETARY, OF FARMORE SINGLE FAX CORPORATION, AN MERCHAN CORPORATION, AS
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BULL AUTHORITY EXECUTED HE SAME COLUMNOR.

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CERTIFICATE OF LEASEHOLD OWNERSHIP

WE, THE UNDERSIGNED.

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EMPRACED IN THE WITHOUTHAT TO BE SURVEYED, LADOUT AND PLATTED TO BE KNOWN AS CARNEL PARK FLATS, BALDWIN COUNTY, ALASMAN.

DATED THIS DAY OF 20

PRINT NAME SIGNATURE

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CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

COUNTY ENGINEER

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING DIRECTOR

THE DIRECTION OF A STREET OF CETTE BALLWING COUNTY PLAINING AND ZOMING OFF AND TO THE PROPERTY OF SAME IN THE PROPERTY OF SAME

RUNNING DIRECTOR

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY E-911 ADDRESSING

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY

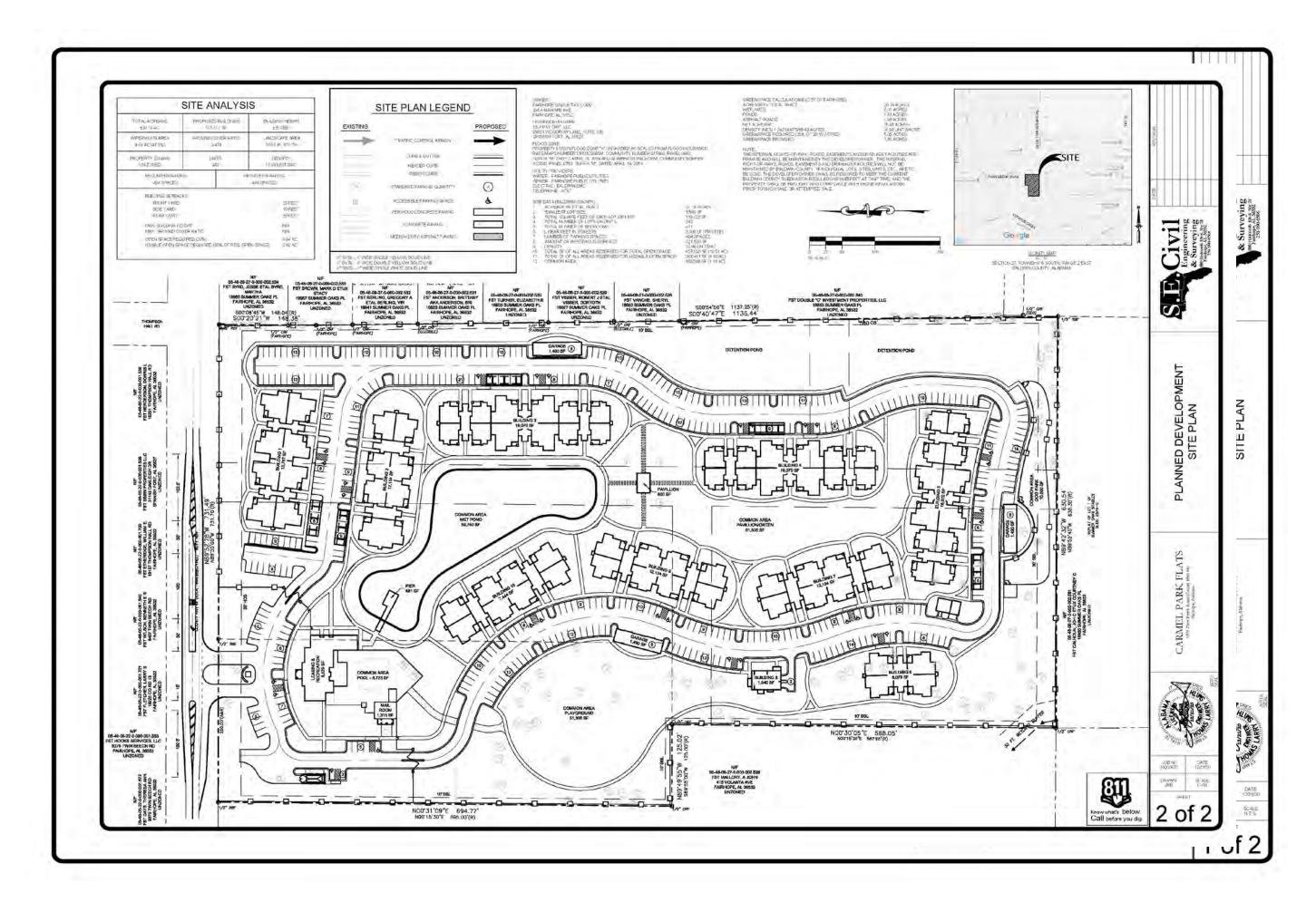
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PLANNED DEVELOPMENT SITE PLAN



DRAMY SCALE NTS

SHEET 1 of 2



From: Kathy Robbins (8207) < kathy.robbins@phelps.com>

Sent: Thursday, December 10, 2020 2:34 PM

To: Vince Jackson; Mary Booth

Cc: Charles F. Gruber; Billie Jo Underwood; Joe Davis; Jeb Ball; Richard Johnson (8237); Kathy Robbins

(8207)

Subject: 38219-0001: Carmel Park Plats

Attachments: Letter to Baldwin County Planning Commission 12.10.2020.PDF

Follow Up Flag: Follow up Flag Status: Flagged

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

Please see attached from Richard Johnson.

Kathy Robbins

Legal Assistant to Allen E. "Teeto" Graham Richard B. Johnson, A. Grady "Bo" Williams IV and Matthew H. Hambrick Phelps Dunbar LLP 101 Dauphin Street, Suite 1000 Post Office Box 2727

Mobile, AL 36652-2727 Telephone: 251.441.8207

Fax: 251.433.1820







Phelps Dunbar LLP 101 Dauphin Street, Sulte 1000 Mobile, AL 36602 251 432 4481

December 10, 2020

38219-0001

Richard B. Johnson Partner richard.johnson@phelps.com Direct 251 441 8237

Via Email and U.S. Mail:

vjackson@baldwincountyal.gov mbooth@baldwincountyal.gov Baldwin County Planning Commission 22251 Palmer Street Robertsdale, Alabama 36567

Re: Carmel Park Flats Multi-Tenant Building Development

Case Nos.: ZV-200942 & ZV-200943

68V Pay Dirt, LLC Property

Parcel Id Nos. 05-46-08-27-0-000-002.502 and .05-46-08-27-0-000-002.537

Planning District 17

Scheduled Public Meeting:

January 7, 2021 at 4:00 p.m. (Baldwin County Planning Commission)

Dear Baldwin County Planning Commission,

Our firm represents Fairhope Quality of Life LLC, which was formed in order to protect the quality of life for property owners that will be impacted by the proposed construction of the 242 unit apartment development located on the south side of Twin Beech Road across from Thompson Hall Road in Fairhope, Alabama in Planning District 17 (Parcel Id. #: 05-46-08-27-0-000-002.502 and .05-46-08-27-0-000-002.537). Fairhope Quality of Life LLC objects to this proposed development for the following reasons:

- 1. The proposed development will negatively impact both the property value and tranquil lifestyle of the adjoining property owners and other adjacent neighbors. Such negative impact will result from the unavoidable increase in noise, traffic, surface water runoff and waste accompanying the 242 unit apartment complex and will also lead to an overall negative change from the single-family residences, custom built homes, and equestrian sites located in the surrounding area.
- 2. The location of the developer's proposal for the multi-tenant building is not compatible with the surrounding area. The overwhelming majority of the adjacent properties in this area contain equestrian sites and/or timberland, or are zoned as R-1 Low Density Single Family or R-2 Medium Density Single Family, including the area along Twin Beech Road from Highway 98 to Highway 181.

Louisiana Mississippi Texas Florida Alabama North Carolina London

phelps.com

- 3. When considering the current parcels along Twin Beech Road, there are five planned unit developments and approximately thirty parcels that include single-family dwelling units ranging from 0.5 acres to 20 acres. Five of the parcels located near the proposed development, which consists of a 242 unit apartment complex, consists of mid to high end equestrian sites with custom built homes.
- 4. The proposed development will inevitably result in increased traffic and congestion. Twin Beech Road is already an incredibly busy street, especially in the morning and afternoon during school traffic. If the proposed 242 unit apartment complex with 400 parking spaces is approved, the amount of traffic and congestion would substantially increase and would result in the traffic on Twin Beech Road being tremendously slowed and/or temporarily halted.
- 5. The high density of people residing at the apartment complex would require extensive space for parking over 400 cars. The extensive space required for parking coupled with the 242 residential units would result in nearly the entire 20.24 acre parcel being completely developed, in stark contrast to the surrounding property, which is composed of large lots with beautiful landscaping and equestrian sites.
- 6. The proposed development does not conform to the landscape of the surrounding area, which consists of single family residences located on large, open fields, equestrian sites, and timberland. In contrast, if approved, the extensive space required for parking 400 plus cars coupled with the 242 residential units would result in essentially the entire 20.24 acre lot housing the proposed development being overtaken by roads, parking lots, dwelling units and other artificial structures. Therefore, the developer's application to build a multitenant building on the subject parcels would drastically alter the appearance of the local community as well as the natural landscape encompassing the surrounding area.
- 7. The proposed development is also likely to negatively impact the wetlands located behind the subject property, adjacent residents' property, and the tributaries leading to Cowpen Creek. Further, the runoff during construction of the proposed development would be intrusive to adjacent properties, the natural environment and animal habitats surrounding the subject property.
- 8. The sewage system of the proposed development is also of major concern. A gravity sewer is expected to run to the rear of the property to a lift station with a force main pumping the sewage up to County Road 44, which may experience difficulties and backup problems. The potential sewage issues are even more troubling considering the fact that backup problems could result in sewage flowing into Cowpen Creek and the nearby wetlands.
- 9. Further, allowing the developer's proposal for a multi-tenant building to be built would create an unwise precedent to all of the other properties located along Twin Beech Road.

For all of the reasons stated above, Fairhope Quality of Life respectfully requests that the Baldwin County Planning Commission deny 68V Pay Dirt LLC's application.

Should you have any questions or require additional information, please feel free to contact us.

Very truly yours,

Richard B. Johnson

RBJ:CLN:

Cc:

cgruber@baldwincountyal.gov bunderwood@baldwincountyal.gov joe.davis@baldwincountyal.gov jeb.ball@baldwincountyal.gov

From: dctlaw@bellsouth.net

Sent: Tuesday, December 15, 2020 4:31 PM

To: Vince Jackson; Mary Booth

Subject: Proposed Carmel Park Flats MOP

Attachments: DOC098.pdf

Follow Up Flag: Follow up Flag Status: Flagged

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

Mr. Jackson & Ms. Booth,

Please find attached correspondence regarding the above referenced matter from Mr. Wm. Daniel Calhoun.

Thanks,

Jennifer

Asst. to Wm. Daniel Calhoun

DUCK, CALHOUN & MEGGINSON 319 MAGNOLIA AVENUE FAIRHOPE, AL 36532 (251) 928-2191 – PHONE (251) 928-2940 - FAX

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DUCK, CALHOUN & MEGGINSON

ATTORNEYS AND COUNSELORS AT LAW

319 MAGNOLIA AVENUE FAIRHOPE, ALABAMA 36532 (251) 928-2191

JOHN V. DUCK (1926-2001) WM. DANIEL CALHOUN, P.C. LEAH E. MEGGINSON, P.C. Mailing Address:
POST OFFICE BOX 1188
FAIRHOPE, ALABAMA 36533

FAX (251) 928-2940

December 15, 2020

Via Email & USPS Mail: vjackson@baldwincountyal.gov mbooth@baldwincountyal.gov

Baldwin County Planning Commission 22251 Palmer Street Robertsdale, AL 36567

RE: Proposed Carmel Park Flats MOP

Dear Mr. Jackson & Ms. Booth:

Please find attached a letter objecting the approval of the proposed Carmel Park Flats MOP. I understand that this matter is due to come before the Baldwin County Planning Commission on Thursday, January 7, 2021. Please distribute this letter to the Baldwin County Planning Commission and staff of the Baldwin County Planning Department.

Thank you for your assistance in this matter and should you have any questions please do not hesitate to contact me.

Wm. Daniel Calhoun

WDC/jmt

DUCK, CALHOUN & MEGGINSON

ATTORNEYS AND COUNSELORS AT LAW

319 MAGNOLIA AVENUE FAIRHOPE, ALABAMA 36532 (251) 928-2191

JOHN V. DUCK (1926-2001) WM. DANIEL CALHOUN, P.C. LEAH E. MEGGINSON, P.C. Mailing Address:
POST OFFICE BOX 1188
FAIRHOPE, ALABAMA 36533

FAX (251) 928-2940

December 15, 2020

Via Email & USPS Mail: <u>vjackson@baldwincountyal.gov</u> <u>mbooth@baldwincountyal.gov</u>

Baldwin County Planning Commission 22251 Palmer Street Robertsdale, AL 36567

RE: Proposed Carmel Park Flats MOP

Dear Mr. Jackson and Ms. Booth:

I was extremely disappointed to learn about the proposed 242 unit apartment complex identified as Carmel Park Flats MOP. I would request that you distribute this letter among the members of the Baldwin County Planning Commission and the staff of the Baldwin County Planning Department as they begin consideration of this matter.

My family owns property that borders the proposed development site on the east and south borders. When we decided to develope our property approximately 15 years ago, I consulted with the person who was the City Planner for the City of Fairhope at that time. I was told that the city wanted to see low-density developments in that area since that was the primary pattern of development in the area. Based on that recommendation we ultimately developed eight residential lots on 14 acres for a density ratio of one lot per 1.7 acres.

My son and his wife bought one of these lots and built their home on it and began to raise their family, which now consists of three children, ages 2, 4 and 6. They enjoyed the peace and tranquility of the area so much that they purchased an additional eight acres adjacent to their residence, to give their kids "room to roam". Their residence and approximately ten acres of property which they own lies adjacent to and immediately south of the proposed apartment complex. I and my family strongly oppose the proposed Carmel Park Flats MOP development for the following reasons:

1. <u>Incompatibility</u> - the proposed development is not compatible with the development pattern of the surrounding area and is not compatible with the City of Fairhope's comprehensive plan. A three-story apartment complex simply does not fit in this area.

- 2. Density the density of the proposed development is much too high. The density in the surrounding area is very low with numerous residences located on parcels ranging from 1 acre to 25 acres. Even the subdivisions located in the surrounding area have a density ratio of 2-3 lots per acre. The density ratio of the proposed development is over 12 units per acre.
- 3. Extreme increase in people and vehicles this density creates a tremendous number of residents and vehicles on the proposed twenty-acre site. There are 484 proposed parking spaces in the development, and I would estimate approximately 500 to 700 residents once the development is fully occupied. Twin Beech Road is already an extremely busy two-lane road and cannot handle the increased traffic flow which would be created by this development.
- 4. Decrease in quality of life a development of this magnitude would significantly decrease the quality of life of the surrounding property owners. Any time you have this number of people concentrated in a relatively small area it cannot help but negatively impact the quality of life of the surrounding property owners. The increased traffic, 24-hour security lighting and noise created by such a development would be the most noticeable impact to the surrounding property owners. However, in a development of this nature, there are going to be a number of children and teenagers who would at times be unsupervised and have a tendency to explore, roam, or wander onto surrounding properties. Several of these surrounding properties have lakes and ponds located on them and Cowpen Creek flows through several of the properties. Several of the properties are also equestrian properties and have horses located on them. All of these factors would increase the likelihood that curious children or teenagers would explore the surrounding properties creating a significant inconvenience and liability for the adjoining property owners.
- 5. Decrease in property value a development of this nature cannot help but have a negative impact on the surrounding property values as a result of all of the matters mentioned above. A number of property owners in this area have made significant investments in their property and this type of development would have a negative impact on those investments.

6. Environmental impact - again, the large number of people and vehicles which will be located in a relatively small area cannot help but have some negative impact on the environment. Most importantly, this development site is only a few hundred yards from Cowpen Creek which is a major tributary to the Weeks Bay Watershed and all water runoff from this property will ultimately flow into Cowpen Creek.

A function of the Baldwin County Planning Department and the Planning Commission is to ensure that future growth and development occurs in a safe and responsible manner through good planning.

I submit to you that the approval of the proposed subdivision would not be good planning would forever change this area of Fairhope for the worst.

This feeling is shared by a number of Fairhope residents and concerned citizens who are just now learning about this project through Fairhope Quality of Life, LLC, which was formed specifically for the purpose of making surrounding property owners and the citizens of Fairhope aware of this proposed project. To date over 700 residents and concerned citizens have signed an online petition in opposition to this proposed development and the number of signatures is increasing every day.

I would urge you to seriously consider the negative impact which a development of this nature will have on this area and the surrounding property owners and would urge you to deny this application.

Should you have any questions please do not hesitate to contact the undersigned.

Wm. Daniel Calhoun

WDC/jmt

From: D Hart

Sent: Tuesday, December 29, 2020 1:33 PM

To: Mary Booth

Subject: FW: Baldwin County Planning and Commissioners; Carmel Park Flats

Attachments: accident 1.png; accident 1.2.png; accident 1.3.png

From: fairhopequalityoflife <fairhopequalityoflife@protonmail.com>

Sent: Tuesday, December 29, 2020 1:29 PM

To: D Hart <DHart@baldwincountyal.gov>; Vince Jackson <VJACKSON@baldwincountyal.gov>

Subject: RE: Baldwin County Planning and Commissioners; Carmel Park Flats

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

Dear Mr. Vince Jackson,

Re: Carmel Park Flats

Please include the attached concerns regarding a recent vehicle accident that occurred at the intersection of Twin Beech road and Boothe Road on November 18th 2020. This is one of many accidents that have occurred on Twin Beech road.

Please understand, Fairhope Quality of Life is not requesting that a turn lane or other improvements be made for the proposed developments as a compromise to the proposed apartment complex. Fairhope Quality of life is advocating changes to improve the safe flow of traffic on Twin Beech road, particularly to the west of this proposed development. Despite changes to the intersection at Boothe Road and Twin Beech Road, the amount of vehicles entering and exiting Thompson Hall Road as the result of this proposed apartment complex will create traffic problems and increase the likelihood of major vehicle accidents. The County should review the data from the City police and fire department to assess the potential impact of this proposed development on the safety of the residents in our community when it considers whether to approve this multiple occupancy project.

Sincerely,

Fairhope Quality of Life

Sent with ProtonMail Secure Email.





Posts



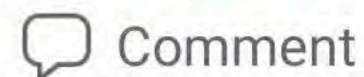
Sage Meliz > What's Happening in Fairhope

Nov 18 • 🖼

We need urgently a Red light or a 4way stop sign. This is in Twin Beech Road (cr 44) and Boothe Road we have so many students crossing to the middle and high school (it is a busy road) so many people driving there and the traffic is crazy on that intersection. What do we need to do for a petition? (This is today's morning accident)



















Posts



Karen Lucassen

Amen!

4w Like Reply



Brittany Starnes Lowell

I spoke with the Mayor's secretary today. She stated that the mayor is aware of the problem and has brought it to the attention of the county. It is considered county property so they ultimately are the ones who will have to do something. The mayor is on the Metropolitan Planning Committee and has asked that they discuss this issue at the next meeting in January. Her secretary said that she will keep me posted on anything that is related to this issue. She also mentioned the more people that complain about it, the more attention the county will put towards it.

4w Like Reply



View 3 previous replies...



Betsy Harper Kranz Brittany Starnes L...





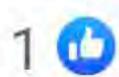




X Posts

WIII K... See More

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Betsy Harper Kranz Brittany Starnes L...



Brittany Starnes Lowell Sage Meliz int...



Sage Meliz Brittany Starnes Lowell we...



Edith Calloway

Is there a chance the Fairhope police dept could have a officer go out there and direct traffic for 45 min in morn and in afternoon until something is done ??? I hate to wait till Jan!

4w Like Reply





Whitney Cline Sitzler Edith Calloway T...



Gail Roshetko

Just wait until the subdivisions are all built and finished on 181 and 44... brace for more traffic... Fairhope builds without taking care of infrastructure.

4w Like Reply





Mia Austin Martin Gail Roshetko true ...









From: D Hart

Sent: Tuesday, December 29, 2020 1:33 PM

To: Mary Booth

Subject: FW: Baldwin County Planning and Commissioners; Carmel Park Flats

Attachments: accident 1.png; accident 1.2.png; accident 1.3.png

From: fairhopequalityoflife <fairhopequalityoflife@protonmail.com>

Sent: Tuesday, December 29, 2020 1:29 PM

To: D Hart <DHart@baldwincountyal.gov>; Vince Jackson <VJACKSON@baldwincountyal.gov>

Subject: RE: Baldwin County Planning and Commissioners; Carmel Park Flats

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

Dear Mr. Vince Jackson,

Re: Carmel Park Flats

Please include the attached concerns regarding a recent vehicle accident that occurred at the intersection of Twin Beech road and Boothe Road on November 18th 2020. This is one of many accidents that have occurred on Twin Beech road.

Please understand, Fairhope Quality of Life is not requesting that a turn lane or other improvements be made for the proposed developments as a compromise to the proposed apartment complex. Fairhope Quality of life is advocating changes to improve the safe flow of traffic on Twin Beech road, particularly to the west of this proposed development. Despite changes to the intersection at Boothe Road and Twin Beech Road, the amount of vehicles entering and exiting Thompson Hall Road as the result of this proposed apartment complex will create traffic problems and increase the likelihood of major vehicle accidents. The County should review the data from the City police and fire department to assess the potential impact of this proposed development on the safety of the residents in our community when it considers whether to approve this multiple occupancy project.

Sincerely,

Fairhope Quality of Life

Sent with ProtonMail Secure Email.

	А	В	С	D	E	F
1	Name	City	State	Postal Code	Country	Signed On
2	Aimee Achee	Fairhope	AL	36532	US	12/3/2020
3	Tim Lazaris	Alabama	AL	36532	US	12/1/2020
4	Daniel McCrory	Baldwin	AL	37532	US	12/6/2020
5	Kelly Allen	Bay Minette	AL	36507	US	12/2/2020
6	Sam Wilson	Birmingham	AL	35216	US	12/2/2020
7	Jessica Wilson	Birmingham	AL	35226	US	12/4/2020
8	Katie Pilkerton	Birmingham	AL	35216	US	12/4/2020
9	Brooke Butler	Daphne	AL	36526	US	12/1/2020
10	Karla Smith	Daphne	AL	36527	US	12/1/2020
11	Heather Corbin	Daphne	AL	36526	US	12/2/2020
12	ADAM JAHNKE	Daphne	AL	36526	US	12/2/2020
13	Donna Laubenthal	Daphne	AL	36526	US	12/2/2020
14	Michele Hall	Daphne	AL	36526	US	12/2/2020
15	Amanda Roy	Daphne	AL	36526	US	12/2/2020
16	Laurie Mccrummen	Daphne	AL	36526	US	12/2/2020
17	Linda Herman	Daphne	AL	36526	US	12/4/2020
18	Rebecca Brett	Daphne	AL	36526	US	12/4/2020
19	Joseph Norton	Daphne	AL	36526	US	12/4/2020
20	Jacqueline McCants	Daphne	AL	36526	US	12/4/2020
21	Michele Marshall	Daphne	AL	36526	US	12/7/2020
22	Rexene Wood	Daphne	AL	36532	US	12/11/2020
23	Sharon Sims	Daphne	AL	36526	US	12/12/2020
24	Gregory Berling	Daphne	AL	36526	US	12/13/2020
25	Kenny Moore	Daphne	AL	36526	US	12/15/2020
26	Stevi Kotowske	Daphne	AL	36526		12/21/2020
27	Anne Norton	Daphne	AL	36526	US	12/21/2020
28	Lily A	Daphne	AL	36526		12/22/2020
29	Jason Blaxton	Decatur	AL	35601		12/4/2020
30	Charles Gemette	Elberta	AL	36530		12/4/2020
31	Jams Hews	Fairhope	AL	36532		11/30/2020
32	Susan H Bozeman	Fairhope	AL	36532		12/1/2020
33	Joe Clark	Fairhope	AL	36532		12/1/2020
34	Zachary Walley	Fairhope	AL	36532		12/1/2020
35	Chase Bozeman	Fairhope	AL	36532		12/1/2020
36	Chad Williamson	Fairhope	AL	36532		12/1/2020
37	Shelli Young	Fairhope	AL	36532		12/1/2020
38	Jenny Wyatt	Fairhope	AL	36532		12/1/2020
39	Matt Wyatt	Fairhope	AL	36532		12/1/2020
40	Victoria Lindsay	Fairhope	AL	36526		12/1/2020
41	Kristin Wilson	Fairhope	AL	36532		12/1/2020
42	Melissa Wilson	Fairhope	AL	36532		12/1/2020
43	LuCretia Landry	Fairhope	AL	36532		12/1/2020
44	Rose Marie Baumann	Fairhope	AL	36532		12/1/2020
45	Kathy Walley	Fairhope	AL	36532		12/1/2020
46	Ben Workman	Fairhope	AL	36532	US	12/1/2020

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47	Jennifer Curry	Fairhope	AL	36532	US	12/1/2020
48	Trent Coley	Fairhope	AL	36532	US	12/1/2020
49	Clay Calhoun	Fairhope	AL	36532	US	12/1/2020
50	Summer Clark	Fairhope	AL	36532	US	12/1/2020
51	Curt Achee	Fairhope	AL	36532	US	12/1/2020
52	Charlotte Willis	Fairhope	AL	36532	US	12/1/2020
53	Mike Dodd	Fairhope	AL	36532	US	12/1/2020
54	Kelli Flanagan	Fairhope	AL	36532	US	12/1/2020
55	Cory Luckie	Fairhope	AL	36532	US	12/1/2020
56	Leona Blaylock	Fairhope	AL	36532	US	12/1/2020
57	Sherri Corte	Fairhope	AL	36532	US	12/1/2020
58	Nina Cooper	Fairhope	AL	36532	US	12/1/2020
59	Stephen Searcy	Fairhope	AL	36532	US	12/1/2020
60	Maria Susanmargaretha	Fairhope	AL	36532	US	12/1/2020
61	beth hausman	Fairhope	AL	36532		12/1/2020
62	Debbie Wright	Fairhope	AL	36532	US	12/1/2020
63	Ashley Walley	Fairhope	AL	36532	US	12/1/2020
64	Charlotte_parsons Parsons	Fairhope	AL	36532	US	12/1/2020
65	Nicolas Hausman	Fairhope	AL	36532	US	12/1/2020
66	Benjamin Lowry	Fairhope	AL	36532		12/1/2020
67	Ashlee Lowry	Fairhope	AL	36532		12/1/2020
68	Kayce Logan	Fairhope	AL	36532		12/1/2020
69	Josh Devine	Fairhope	AL	36532		12/1/2020
70	Brittany Lowell	Fairhope	AL	36532		12/1/2020
71	Aaron Warner	Fairhope	AL	36532		12/1/2020
72	Danielle Stanley	Fairhope	AL	36532		12/1/2020
73	Wesley Kelly	Fairhope	AL	AL	US	12/1/2020
74	Tracie Weaver	Fairhope	AL	36532		12/1/2020
75	Amy Peebles	Fairhope	AL	36532		12/1/2020
	Charlie Dunn	Fairhope	AL	36532		12/1/2020
	Phyllis Buchholz	Fairhope	AL	36532		12/1/2020
78	AMANDA FENDLEY	Fairhope	AL	36532		12/1/2020
79	Courtney Wikle	Fairhope	AL	36532		12/1/2020
80	Matthew Peebles	Fairhope	AL	36532		12/1/2020
81	Maureen Moreland	Fairhope	AL	36532		12/1/2020
82	Daniel Megginson	Fairhope	AL	36532		12/1/2020
83	Amanda Smith	Fairhope	AL	36532		12/1/2020
84	Pat Schmeltz	Fairhope	AL	36532		12/1/2020
85	Terry Lowell	Fairhope	AL	36532		12/1/2020
86	Ansley Folds	Fairhope	AL	36532		12/1/2020
87	Ron Gilmore	Fairhope	AL	36532		12/1/2020
88	Timothy Brown	Fairhope	AL	36532		12/1/2020
89	Duncan Millar	Fairhope	AL	36532		12/1/2020
90	Marcie Payne	Fairhope	AL	36532		12/1/2020
91	Brian Richardson	Fairhope	AL	36532		12/1/2020
92	Chris Mosimann	Fairhope	AL	36532	US	12/1/2020

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94	Gail Diienno	Fairhope	AL	36532	US	12/1/2020
95	Sally megginson	Fairhope	AL	36532	US	12/1/2020
96	Carolynn Stiffler	Fairhope	AL	36532	US	12/1/2020
97	Laura Vitale	Fairhope	AL	36532	US	12/1/2020
98	Emily Garrett	Fairhope	AL	36532	US	12/1/2020
99	Jeremiah Egebrecht	Fairhope	AL	36532	US	12/1/2020
100	Lauren Bunn	Fairhope	AL	36532	US	12/1/2020
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105	William Holyfield	Fairhope	AL	70458	US	12/1/2020
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107	Jennifer Hadaway	Fairhope	AL	36532	US	12/1/2020
108	Carol Frey	Fairhope	AL	36532	US	12/2/2020
109	Jessica McCarthey	Fairhope	AL	36532	US	12/2/2020
110	David Kummer	Fairhope	AL	36532	US	12/2/2020
111	Brad Calhoun	Fairhope	AL	36532	US	12/2/2020
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114	AUBREY FENDLEY	Fairhope	AL	36532	US	12/2/2020
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	Tiffany Dudley	Fairhope	AL	36532		12/2/2020
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	Michael Borst	Fairhope	AL	36532		12/2/2020
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	Vivian and David Brown	Fairhope	AL	36532		12/2/2020
-	Paul Jahnke	Fairhope	AL	36532		12/2/2020
-	Wendy Fuess	Fairhope	AL	36532		12/2/2020
-	Ryan Ramagosa	Fairhope	AL	36532		12/2/2020
	James English	Fairhope	AL	36532		12/2/2020
	Karen Plantz	Fairhope	AL	36532		12/2/2020
	Joni Snyder-Roberson	Fairhope	AL	36532		12/2/2020
	Michael Schlotterbeck	Fairhope	AL	36532		12/2/2020
	Allison Franklin	Fairhope	AL	36532		12/2/2020
	Allison Huguley	Fairhope	AL	36532		12/2/2020
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156	Tyler Barber	Fairhope	AL	36532		12/2/2020
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159	Wyndy Grice	Fairhope	AL	36532		12/2/2020
160	William L Marshall	Fairhope	AL	36532		12/2/2020
161	Mary Burts	Fairhope	AL	36532		12/2/2020
162	ALLISON MEZICK	Fairhope	AL	36532		12/2/2020
163	Jonathan McKenzie	Fairhope	AL	36532		12/2/2020
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181	Missy Templeton	Fairhope	AL	36532		12/3/2020
182	Trina Pelot	Fairhope	AL	36532		12/3/2020
	Edward Story	Fairhope	AL	36532		12/3/2020
184	Mary-Elizabeth Cordle	Fairhope	AL	36532	US	12/3/2020

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186	Molly Cunningham	Fairhope	AL	36532	US	12/3/2020
187	Hope Hickman	Fairhope	AL	36532	US	12/3/2020
188	Elisabeth Yoho	Fairhope	AL	36532	US	12/3/2020
189	Paul Turner	Fairhope	AL	36532	US	12/3/2020
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205	Mary Ellen Waters	Fairhope	AL	36532	US	12/3/2020
206	Melissa Yarbrough	Fairhope	AL	36532	US	12/3/2020
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	Wilburn Lee Cunningham	Fairhope	AL	36532		12/3/2020
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	Rhonda Cunningham	Fairhope	AL	36532		12/3/2020
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	Kayla Shirk	Fairhope	AL	36526		12/3/2020
	Kathleen Ledogar	Fairhope	AL	36532		12/3/2020
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	Robert Parmar	Fairhope	AL	36532		12/3/2020
	Pam Dorsey	Fairhope	AL	36532		12/3/2020
	Jacqueline Chandler	Fairhope	AL	36532		12/3/2020
227	Robert Clark	Fairhope	AL	36532		12/3/2020
	Ruthie David	Fairhope	AL	36532		12/3/2020
	Shannon Hesse	Fairhope	AL	36532		12/3/2020
230	Donna Wilhelm	Fairhope	AL	36532	US	12/3/2020

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232	Colleen Buntyn	Fairhope	AL	36532	US	12/3/2020
233	Jason Turner	Fairhope	AL	36532	US	12/3/2020
234	Robert B. Murray	Fairhope	AL	36532	US	12/3/2020
235	Rachael Arredondo	Fairhope	AL	36532	US	12/3/2020
236	Ryan Wikle	Fairhope	AL	36532	US	12/3/2020
237	Kristi Gillen	Fairhope	AL	36532	US	12/3/2020
238	Bill Pipkin	Fairhope	AL	36532	US	12/3/2020
239	Robert Holder	Fairhope	AL	36532	US	12/3/2020
240	Lisa Holmes	Fairhope	AL	36532	US	12/3/2020
241	Beth Bishop	Fairhope	AL	36535	US	12/3/2020
242	DONALD DIEDERICH	Fairhope	AL	36532	US	12/3/2020
243	Kelsey Phillips	Fairhope	AL	36532	US	12/3/2020
244	Pola Curry	Fairhope	AL	36532	US	12/3/2020
245	jessica odom	Fairhope	AL	36532	US	12/3/2020
246	Tammy Polk	Fairhope	AL	36532	US	12/3/2020
247	Mark Lasseter	Fairhope	AL	36532		12/3/2020
248	Mischelle Lasseter	Fairhope	AL	36532		12/3/2020
249	Mary Lee Matzenger	Fairhope	AL	36532	US	12/3/2020
250	Donald Stallworth	Fairhope	AL	36533		12/3/2020
251	Brooks Lasseter	Fairhope	AL	36526		12/3/2020
252	Corey Bunn	Fairhope	AL	36532		12/3/2020
253	Kim Hurlburt	Fairhope	AL	36532		12/3/2020
254	Jean Fountain	Fairhope	AL	36532		12/3/2020
255	Janet Snyder	Fairhope	AL	36532		12/3/2020
	Katina Fives	Fairhope	AL	36532		12/3/2020
257	Roman Brechun	Fairhope	AL	36532		12/3/2020
	Gene Dorsey	Fairhope	AL	36532		12/3/2020
	Judy Cobern	Fairhope	AL	36532		12/3/2020
	Heather Little	Fairhope	AL	36532		12/3/2020
	Tracy Spears	Fairhope	AL	36532		12/3/2020
	Susan Beagle	Fairhope	AL	36532		12/3/2020
	SHIRLEY Miles	Fairhope	AL	36532		12/3/2020
264	Cheryl Gilbert	Fairhope	AL	36532		12/4/2020
	Tim Kilbride	Fairhope	AL	36532		12/4/2020
	Kathy Martiniere	Fairhope	AL	36532		12/4/2020
267	Anna Ready	Fairhope	AL	36532		12/4/2020
268	Robert Visser	Fairhope	AL	36532		12/4/2020
	ROBERT KAYSER	Fairhope	AL	36532		12/4/2020
270	Diane Russell	Fairhope	AL	36532		12/4/2020
271	Janice Recek	Fairhope	AL	36532		12/4/2020
272	Mary Ann Nelson	Fairhope	AL	36532		12/4/2020
273	Traci Watson	Fairhope	AL	36532		12/4/2020
274	Tami Kaurudar	Fairhope	AL	36532		12/4/2020
	Jason Robinson	Fairhope	AL	36527		12/4/2020
276	Mario Gabriel Jr.	Fairhope	AL	36532	US	12/4/2020

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278	Rhonda Stacey	Fairhope	AL	36532	US	12/4/2020
279	Dorothy Hill	Fairhope	AL	36532	US	12/4/2020
280	Ed Langus	Fairhope	AL	36532	US	12/4/2020
281	Michael Whitlow	Fairhope	AL	36532	US	12/4/2020
282	Sonja Summers	Fairhope	AL	36532	US	12/4/2020
283	caroline herron	Fairhope	AL	36532	US	12/4/2020
284	Paul Moreno	Fairhope	AL	36532	US	12/4/2020
285	Thoa Pham	Fairhope	AL	36582	US	12/4/2020
286	Darlene Mueller	Fairhope	AL	36532	US	12/4/2020
287	Jessica Allen	Fairhope	AL	36532	US	12/4/2020
288	Melody Semsey	Fairhope	AL	36532	US	12/4/2020
289	Heather Jewell	Fairhope	AL	36532	US	12/4/2020
290	William McEvoy	Fairhope	AL	36532	US	12/4/2020
291	Ross Bratlee	Fairhope	AL	36532	US	12/4/2020
292	Susan Taylor	Fairhope	AL	36532		12/4/2020
293	Kenneth Lacey	Fairhope	AL	36532	US	12/4/2020
294	Sharon Stephens	Fairhope	AL	36532	US	12/4/2020
295	Lee Herron	Fairhope	AL	36532	US	12/4/2020
296	Jim Statter	Fairhope	AL	36532		12/4/2020
297	JB Rideout	Fairhope	AL	36532		12/4/2020
298	Matk Davis	Fairhope	AL	36532		12/4/2020
299	Sandy Gartman	Fairhope	AL	36532	US	12/4/2020
300	Sonya Reed	Fairhope	AL	36532		12/4/2020
301	Avery Reed	Fairhope	AL	36532		12/4/2020
302	Cindy Davison	Fairhope	AL	36532		12/4/2020
303	Lynn Pedigo	Fairhope	AL	36532		12/4/2020
304	Ron Mattingly	Fairhope	AL	36532		12/4/2020
305	Doug Lamplugh	Fairhope	AL	36532		12/4/2020
	Erika Markioli	Fairhope	AL	36532		12/4/2020
	Lisa Kelly	Fairhope	AL	36532		12/4/2020
308	DANIEL LYNDALL	Fairhope	AL	36532		12/4/2020
	Suzanne Deriso	Fairhope	AL	36532		12/4/2020
	Sheila Wimberly	Fairhope	AL	36532		12/4/2020
311	Ann Boutreis	Fairhope	AL	36532		12/4/2020
	Lauren Reynolds	Fairhope	AL	36532		12/4/2020
	Josh Sharman	Fairhope	AL	36526		12/4/2020
314	Barry Abbott	Fairhope	AL	36532		12/4/2020
315	Paige Lankford	Fairhope	AL	36532		12/4/2020
316	Ana Kilpatrick	Fairhope	AL	36532		12/4/2020
317	Katherine May	Fairhope	AL	36532		12/4/2020
318	Candice Bishop	Fairhope	AL	36532		12/4/2020
319	Cindy Trice	Fairhope	AL	36532		12/4/2020
	Jerry Broughton	Fairhope	AL	36532		12/4/2020
321	Blake Martin	Fairhope	AL	36532		12/4/2020
322	Kelly Webb	Fairhope	AL	36532	US	12/4/2020

	А	В	С	D	Е	F
323	Byron Webb	Fairhope	AL	36532	US	12/4/2020
324	Richard Baker	Fairhope	AL	36532	US	12/4/2020
325	John Heinrich	Fairhope	AL	36532	US	12/4/2020
326	Nancy Engel	Fairhope	AL	36532	US	12/4/2020
327	Bob Hanson	Fairhope	AL	36559	US	12/4/2020
328	Tracey Devine	Fairhope	AL	36532	US	12/4/2020
329	Jeff Mcgill	Fairhope	AL	36526	US	12/4/2020
330	Jan Perry	Fairhope	AL	36532	US	12/4/2020
331	Pat Havard	Fairhope	AL	36532	US	12/4/2020
332	JANET-RAE PETROVIC	Fairhope	AL	36532	US	12/4/2020
333	Linda Sexton	Fairhope	AL	36532	US	12/4/2020
334	Rowell Saunders	Fairhope	AL	36532	US	12/4/2020
335	Philip Wilson	Fairhope	AL	36532	US	12/4/2020
336	Edwina Hanson	Fairhope	AL	36532	US	12/4/2020
337	Frank A Kaiser	Fairhope	AL	36532	US	12/4/2020
338	Gabrielle Wyant-Perillo	Fairhope	AL	36532	US	12/4/2020
339	CLIFFORD DYE	Fairhope	AL	36532	US	12/4/2020
340	Charlotte Ivey	Fairhope	AL	36532	US	12/4/2020
341	Julie Merritt	Fairhope	AL	36532	US	12/4/2020
342	BETTIE Dakotah	Fairhope	AL	36532	US	12/4/2020
343	Janet Langley	Fairhope	AL	36532		12/4/2020
344	Susan MacMillan	Fairhope	AL	36532	US	12/4/2020
345	Gaye Wilson	Fairhope	AL	36532	US	12/4/2020
346	James Semsey	Fairhope	AL	36532	US	12/4/2020
347	Susan Whatley	Fairhope	AL	36532		12/4/2020
348	William Oeding	Fairhope	AL	36532		12/4/2020
349	Sharon Ake	Fairhope	AL	36532		12/4/2020
350	Lee Smith	Fairhope	AL	36532		12/4/2020
351	Gina gambino	Fairhope	AL	36532		12/4/2020
	James Ekelund	Fairhope	AL	36532		12/4/2020
	Barbara Carpenter	Fairhope	AL	36532		12/4/2020
354	Amity Jones	Fairhope	AL	36532		12/4/2020
355	Chris Markioli	Fairhope	AL	36532		12/4/2020
	Anita Taylor	Fairhope	AL	36532		12/4/2020
357	GLENDA DAVIDSON	FAIRHOPE	AL	36532		12/4/2020
	Anita Johns	Fairhope	AL	36532		12/4/2020
	Jennifer wright	Fairhope	AL	36532		12/4/2020
	Zach Sierke	Fairhope	AL	36532		12/4/2020
	Jo Wylly	Fairhope	AL	36532		12/4/2020
362	Jerry Shady	Fairhope	AL	36532		12/4/2020
	Jennifer Gordon	Fairhope	AL	36532		12/4/2020
	Mary Marks	Fairhope	AL	36532		12/4/2020
365	Guy Higgins	Fairhope	AL	36532		12/4/2020
	Amber Girardeau	Fairhope	AL	36532		12/4/2020
367	Linda Kopaciewicz	Fairhope	AL	36532		12/4/2020
368	Kathy Wright	Fairhope	AL	36532	US	12/4/2020

	А	В	С	D	Е	F
369	Billy Middleton	Fairhope	AL	36532	US	12/4/2020
370	Robert Douwsma	Fairhope	AL	36532	US	12/4/2020
371	Annie Dixon	Fairhope	AL	36532	US	12/5/2020
372	TAMARA DEAN	Fairhope	AL	36532	US	12/5/2020
373	JUNE Osborne	Fairhope	AL	36532	US	12/5/2020
374	Chad Zito	Fairhope	AL	36532	US	12/5/2020
375	Rosemary Lowe	Fairhope	AL	36532	US	12/5/2020
376	Edward Robinson	Fairhope	AL	36532	US	12/5/2020
377	Amy Molyneux	Fairhope	AL	36532	US	12/5/2020
378	STEVE CORDON	Fairhope	AL	36532	US	12/5/2020
379	Laura Turner	Fairhope	AL	36532	US	12/5/2020
380	Holly Parks	Fairhope	AL	36532	US	12/5/2020
381	Betty Campbell	Fairhope	AL	36532	US	12/5/2020
382	Stephanie Tripoli	Fairhope	AL	36532	US	12/5/2020
383	Susan Hollinger	Fairhope	AL	36532		12/5/2020
384	Deborah Morici	Fairhope	AL	36532	US	12/5/2020
385	Jeanne Wright	Fairhope	AL	36532	US	12/5/2020
386	Cheryl Bradley	Fairhope	AL	36532	US	12/5/2020
387	Julia Troxler	Fairhope	AL	36532	US	12/5/2020
388	Sandra Tate	Fairhope	AL	36532	US	12/5/2020
389	David Walker	Fairhope	AL	36532	US	12/5/2020
390	Don Barnes	Fairhope	AL	36532	US	12/5/2020
391	Kevin Prewett	Fairhope	AL	36532		12/5/2020
392	Greg Summers	Fairhope	AL	36532	US	12/6/2020
393	Rosemary Kaiser	Fairhope	AL	36582	US	12/6/2020
394	Jason Canarela	Fairhope	AL	36532		12/6/2020
	Gwen Pierce	Fairhope	AL	36532		12/6/2020
	Hunter Montgomery	Fairhope	AL	36532		12/6/2020
397	Brittany Luckie	Fairhope	AL	36532		12/6/2020
	Blake Richardson	Fairhope	AL	36532		12/6/2020
	Leisa Richardson	Fairhope	AL	36532		12/6/2020
	Zachary Holliman	Fairhope	AL	36532		12/6/2020
401	Crystal Griffin	Fairhope	AL	36532		12/6/2020
402	Jeannette Brown	Fairhope	AL	36532		12/6/2020
	Tony Brown	Fairhope	AL	36532		12/6/2020
	Elisha Brewer	Fairhope	AL	36532		12/6/2020
405	Milissa Guitterrez	Fairhope	AL	36532		12/6/2020
406	Noelle Montgomery	Fairhope	AL	36532		12/6/2020
407	lisa dedmond	Fairhope	AL	36532		12/6/2020
408	William Wooldridge	Fairhope	AL	36532		12/6/2020
	Michael Adams	Fairhope	AL	36532		12/6/2020
410	Clark Underbakke	Fairhope	AL	36532		12/6/2020
411	Dalton Combs	Fairhope	AL	36532		12/6/2020
412	Lauren Dorgan	Fairhope	AL	36532		12/7/2020
413	Alaina Kosinski	Fairhope	AL	36532		12/7/2020
414	Adam Hall	Fairhope	AL	36532	US	12/7/2020

	A	В	С	D	Е	F
415	Chance Wallace	Fairhope	AL	36532	US	12/7/2020
416	Justin Frasier	Fairhope	AL	36532	US	12/7/2020
417	Marion McKnight	Fairhope	AL	36532	US	12/7/2020
418	Lisa Weatherwax	Fairhope	AL	36532	US	12/7/2020
419	Meredith Dillon	Fairhope	AL	36532	US	12/7/2020
420	David Cartes	Fairhope	AL	36532	US	12/7/2020
421	Candice Morgan	Fairhope	AL	36532	US	12/7/2020
422	J Comer	Fairhope	AL		US	12/8/2020
423	A Comer	Fairhope	AL	36532	US	12/8/2020
424	M Monckton	Fairhope	AL	36532	US	12/8/2020
425	JD Gardner	Fairhope	AL	36532	US	12/8/2020
426	Coleman Mckenzie	Fairhope	AL	36532	US	12/8/2020
427	S Vanche	Fairhope	AL	36532	US	12/8/2020
428	Kevin Slaughter	Fairhope	AL	36532-3682	US	12/8/2020
429	Debbie LaRoche	Fairhope	AL	36532	US	12/9/2020
430	Djamel Bouriche	Fairhope	AL	36532	US	12/9/2020
431	Jennifer Tait	Fairhope	AL	36532	US	12/9/2020
432	Boyd Little	Fairhope	AL	36532	US	12/9/2020
433	Kat Mccaghren	Fairhope	AL	36527	US	12/10/2020
434	Patric Brandon	Fairhope	AL	36532	US	12/10/2020
435	Thomas King	Fairhope	AL	36532	US	12/10/2020
436	John Cotney	Fairhope	AL	36532	US	12/10/2020
437	Charles Bryant	Fairhope	AL	36532	US	12/10/2020
438	Scott Newland	Fairhope	AL	36532	US	12/10/2020
	Heather Lee	Fairhope	AL	36532	US	12/10/2020
	Linda Horechny	Fairhope	AL	36532		12/10/2020
	Tracy Fridley	Fairhope	AL	36532		12/10/2020
442	Suzanne Foster	Fairhope	AL	36532		12/10/2020
	Caroline Mackey	Fairhope	AL	36532		12/10/2020
-	Richard Jacobs	Fairhope	AL	36532		12/10/2020
	Leigh Ann Jacobs	Fairhope	AL	36532		12/10/2020
	Stephanie Teufel	Fairhope	AL	36532		12/10/2020
	John Mackey	Fairhope	AL	36525		12/11/2020
-	Sarah Bryant	Fairhope	AL	36532		12/11/2020
	Jody Bishop	Fairhope	AL	36532		12/11/2020
	Brannon May	Fairhope	AL	36532		12/11/2020
-	Allison Grant	Fairhope	AL	36532		12/11/2020
	Jake Lambert	fairhope	AL	36532		12/11/2020
	Lyndsey Betts	Fairhope	AL	36532		12/11/2020
-	Shawn Lauer	Fairhope	AL	36532		12/11/2020
-	Christina Lauer	Fairhope	AL	36532		12/11/2020
	Sydney Hoffman	Fairhope	AL	36532		12/11/2020
457	Haley West	Fairhope	AL	36532		12/11/2020
-	Natalie Allen	Fairhope	AL	36532		12/11/2020
	Tyler Niemeyer	Fairhope	AL	36532		12/11/2020
460	Karma Newland	Fairhope	AL	36532	US	12/11/2020

	А	В	С	D	E	F
461	pamela wise	Fairhope	AL	36532	US	12/11/2020
462	Brock Norris	Fairhope	AL	36532	US	12/11/2020
463	Amy Parsons	Fairhope	AL	36532	US	12/11/2020
464	Jessica Savage	Fairhope	AL	36532	US	12/11/2020
465	Gary Brewer	Fairhope	AL	36532	US	12/11/2020
466	Eileen Boothe	Fairhope	AL	36532	US	12/11/2020
467	Stephanie Miller	Fairhope	AL	36532	US	12/11/2020
468	Jonathan Norris	Fairhope	AL	36532	US	12/11/2020
469	Sarah Doyle	Fairhope	AL	36532	US	12/11/2020
470	Valerie Pipkin	Fairhope	AL	36532	US	12/11/2020
471	Kim Odom	Fairhope	AL	36532	US	12/11/2020
472	Elizabeth Savarese	Fairhope	AL	36532	US	12/11/2020
473	Jill Bumpers	Fairhope	AL	36532	US	12/11/2020
474	Anna Boothe	Fairhope	AL	36532	US	12/11/2020
475	Lauren Niemeyer	Fairhope	AL	36532	US	12/11/2020
476	Sara Mcinnis	Fairhope	AL	36532	US	12/11/2020
477	Jill Mixon Bryars	Fairhope	AL	36532	US	12/11/2020
478	Debbie Czajka	Fairhope	AL	36532	US	12/11/2020
479	Jason Stringfellow	Fairhope	AL	36532	US	12/11/2020
480	Amy Degruy	Fairhope	AL	36532	US	12/11/2020
481	Mindy Norris	Fairhope	AL	36532	US	12/11/2020
482	Barbara Laura	Fairhope	AL	36532	US	12/11/2020
483	James Laura Sr	Fairhope	AL	36532	US	12/11/2020
484	Barnwell Landmark District	Fairhope	AL	36532	US	12/11/2020
485	Marshall Webb	Fairhope	AL	36532	US	12/11/2020
486	Michael Johnston	Fairhope	AL	36532	US	12/11/2020
487	Amy Hurst	Fairhope	AL	36532	US	12/11/2020
488	Margaret Barnes	Fairhope	AL	36532	US	12/11/2020
489	John Barnes	Fairhope	AL	36532	US	12/11/2020
490	Christen Thomason	Fairhope	AL	36532	US	12/11/2020
491	Paul Bryars	Fairhope	AL	36532	US	12/12/2020
492	Christa Weinberg	Fairhope	AL	36532	US	12/12/2020
493	Jack Steinmetz	Fairhope	AL	36532	US	12/12/2020
494	Alvin Whitt	Fairhope	AL	36532	US	12/12/2020
495	Virginia Berling	Fairhope	AL	36532	US	12/13/2020
496	Jay Savage	Fairhope	AL	36532	US	12/13/2020
497	Brian Allen	Fairhope	AL	36532	US	12/14/2020
498	Jason Garner	Fairhope	AL	36532	US	12/14/2020
499	Chuck Turner	Fairhope	AL	36532	US	12/14/2020
500	Chris Dorgan	Fairhope	AL	36532	US	12/14/2020
501	Zach Janes	Fairhope	AL	36532		12/14/2020
502	Jill Johnson	Fairhope	AL	36532		12/14/2020
503	Chris Boyington	Fairhope	AL	36532	US	12/15/2020
504	Linda Boyington	Fairhope	AL	36532	US	12/15/2020
505	Anna Boyington	Fairhope	AL	36532	US	12/15/2020
506	Casandra Miller	Fairhope	AL	36532	US	12/15/2020

	А	В	С	D	Е	F
507	Roxanne Conner	Fairhope	AL	36532	US	12/15/2020
508	Larry Conner	Fairhope	AL	36532	US	12/15/2020
509	Andrew Pipkin	Fairhope	AL	36532	US	12/15/2020
510	Scott Rice	Fairhope	AL	36533	US	12/15/2020
511	Glenn Lee	Fairhope	AL	36532	US	12/15/2020
512	David Cooper	Fairhope	AL	36532	US	12/15/2020
513	Victor Miller	Fairhope	AL	36532	US	12/15/2020
514	Shanna Boyington	Fairhope	AL	36532	US	12/15/2020
515	Steven Friedenberg	Fairhope	AL	36532	US	12/15/2020
516	Carl Bradley	Fairhope	AL	36532	US	12/15/2020
517	Mike HARVEY	Fairhope	AL	36532	US	12/15/2020
518	Rachel Nygaard	Fairhope	AL	36532	US	12/16/2020
519	Anita Howard	Fairhope	AL	36532	US	12/16/2020
520	Sylvia Bedgood	Fairhope	AL	36532	US	12/16/2020
521	Josh Warren	Fairhope	AL	36532	US	12/16/2020
522	Chad Myrick	Fairhope	AL	36532	US	12/16/2020
523	Janet Methvin	Fairhope	AL	36532	US	12/16/2020
524	bruce stone	Fairhope	AL	36532	US	12/16/2020
	Lynette Stevens	Fairhope	AL	36532	US	12/17/2020
	Eli Cunningham	Fairhope	AL	36532		12/17/2020
527	Sandra Pipkin	Fairhope	AL	36532		12/17/2020
528	Cecili Schmierer	Fairhope	AL	36532		12/17/2020
529	Jessica Lami	Fairhope	AL	36532		12/17/2020
	Pam Spillyards	Fairhope	AL	36532		12/18/2020
	Stephen davis Davis	Fairhope	AL	36532		12/18/2020
532	Gia Wiggins	Fairhope	AL	36532		12/18/2020
533	Chris Johnson	Fairhope	AL	36532		12/18/2020
	Jane Hilton	Fairhope	AL	36532		12/18/2020
	Michele Carter	Fairhope	AL	36532		12/18/2020
	Renee Davis	Fairhope	AL	36532		12/18/2020
	Brandon White	Fairhope	AL	36532		12/21/2020
	Alexis Hempfleng	Fairhope	AL	36532		12/21/2020
	Brynn Amey Amey	Fairhope	AL	36532		12/21/2020
	Greg Bostic	Fairhope	AL	36532		12/23/2020
	Mary Lu Duffy	Fairhope, AL 36532	AL	36532		12/4/2020
542	Teresa Thomas	Foley	AL	36535		12/1/2020
	Karla Rowell	Foley	AL	36532		12/4/2020
	Jo Harwell	Foley	AL	36535		12/4/2020
	Dorothy Ojeda	Foley	AL	36535		12/4/2020
	Wm. Daniel Calhoun	Foley	AL	36535		12/9/2020
	Meghan Murphy	Foley	AL	36535		12/21/2020
	Kaylin Sanders	Grand Bay	AL	36532		12/4/2020
	Christy Cavigliano	Gulf Shores	AL	36542		12/21/2020
	Samantha Walley	Loxley	AL	36551		12/1/2020
	Patrice Lazzari	Loxley	AL	36551		12/4/2020
552	Maria Byrnes	Loxley	AL	36551	US	12/21/2020

	А	В	С	D	Е	F
553	Rami Ajjuri	Madison	AL	35758	US	12/2/2020
554	Kevin Williams	Mobile	AL	36608	US	12/1/2020
555	Devin Clarke	Mobile	AL	36607	US	12/2/2020
556	Ros Hollis	Mobile	AL	36606	US	12/2/2020
557	Amy Cockrell	Mobile	AL	36606	US	12/3/2020
558	Ginger Finesilver	Mobile	AL	36693	US	12/4/2020
559	Michael Finesilver	Mobile	AL	36693	US	12/4/2020
560	Chris Horton	Mobile	AL	36693	US	12/4/2020
561	Frances Bolt	Mobile	AL	36693	US	12/4/2020
562	Charles Hooks	Mobile	AL	36606	US	12/6/2020
563	Colleen Comer	Mobile	AL	36604	US	12/8/2020
564	Bennett Drago	Mobile	AL	36609	US	12/21/2020
565	Aubrey Watson	Mobile	AL	36608	US	12/21/2020
566	Michael Ramer	Monroeville	AL	36460	US	12/1/2020
567	betty winholtz	morro bay	AL	93442	US	12/2/2020
568	RANDALL T BURGETT	Palmerdale	AL	35123		12/2/2020
569	Kimbra Williamson	Robertsdale	AL	36567	US	12/21/2020
570	Andrea Dail	Silverhill	AL	36576		12/2/2020
571	Benjamin J. Crenshaw	Silverhill	AL	36576	US	12/4/2020
572	Elisha Stephenson	Silverhill	AL	36576		12/5/2020
573	Deanna Linder	Spanish Fort	AL	36527		12/2/2020
	Donna Will	Spanish Fort	AL	36527		12/3/2020
575	Beverly Waldrop	Spanish Fort	AL	36527		12/3/2020
576	Karin Smith Cote	Spanish Fort	AL	36527		12/3/2020
577	Jennifer Ghio	Spanish Fort	AL	36527		12/4/2020
	Janet Esslinger	Spanish Fort	AL	36527		12/4/2020
	Steve Murphy	Spanish Fort	AL	36527		12/5/2020
	Jamie Bertagnolli	Spanish Fort	AL			12/8/2020
	Richard Bertagnolli	Spanish fort	AL	36527		12/8/2020
	James Miller	Spanish Fort	AL	36527		12/11/2020
	Susan Helms	Spanish Fort	AL	36527		12/12/2020
584	Glen Gorowsky	Spanish Fort	AL	36526		12/15/2020
585	Belle Sealy	Sweet Water	AL	36782		12/16/2020
	Sue David		AL	36532		12/3/2020
	Judith Romero	Anaheim	CA	92802		12/1/2020
	Shakayla Thomas	Compton	CA	90220		12/1/2020
	Emily Spyridon	East Palo Alto	CA	94303		12/2/2020
	Fredesvinda Figueroa	Long Beach	CA	90814		12/3/2020
591	Robyn Maynard	Aurora	СО	80014		12/1/2020
	doria wosk	miami	FL	33116-3356	US	12/1/2020
	Betty Riley	Navarre	FL	32566		12/2/2020
	Bethany Wilson	Oviedo	FL	32766		12/2/2020
	Kimberly Gordon	Port Saint Joe	FL	32456		12/1/2020
	Alyson Rogers	Atlanta	GA	30327		12/4/2020
	Joey Carter	Atlanta	GA	30308		12/18/2020
598	Melissa Kummer	Buford	GA	30518	US	12/2/2020

	А	В	С	D	Е	F
599	Sandra Tobias	Buford	GA	30518	US	12/3/2020
600	Marcia Arlington	Buford	GA	30518	US	12/4/2020
601	Paul Blackburn	Elizabethtown	KY	42701	US	12/2/2020
602	Heather Horne	Baton Rouge	LA	70818	US	12/2/2020
603	Susan Kuna	Baton Rouge	LA	70817	US	12/4/2020
604	Rebeccca Stephens	Baton Rouge	LA	70817	US	12/21/2020
605	Kim Campbell	Bush	LA	70431	US	12/2/2020
606	Laura Cabana	Harvey	LA	70058	US	12/2/2020
607	Molly Pettit	Kenner	LA	70065	US	12/2/2020
608	Lauren Williams	Kenner	LA	70062	US	12/3/2020
609	Jack Reid	Metairie	LA	70001	US	12/3/2020
610	Patricia Kenney	Brandywine	MD	20613	US	12/16/2020
611	Barbara Szymanski	Temperance	MI	48182	US	12/1/2020
612	Vicki Burleson	Magee	MS	39111	US	12/3/2020
613	Daniel Eleanya	Charlotte	NC	28213	US	12/2/2020
614	Michelle Doucet	Flat Rock	NC	28731	US	12/10/2020
615	george bourlotos	belleville	NJ	7109	US	12/1/2020
616	Cade Herman	Millburn	NJ	7041	US	12/3/2020
617	Judson Spillyards	Secaucus	NJ	7094	US	12/17/2020
618	sue howland	Westfield	NJ	7090	US	12/1/2020
619	Brenda andresen	corvallis	OR	97333		12/11/2020
620	Elizabeth Wegner	Gladstone	OR	97027	US	12/1/2020
621	Bob and Donna Janusko	Bethlehem	PA	18018	US	12/2/2020
622	Denise Bonk	Philadelphia	PA	19134	US	12/5/2020
	Nick Diienno	Wayne	PA	19087	US	12/3/2020
	Will Ramsey	Charleston	SC	36606		12/18/2020
-	Molly Ramsey	Charleston	SC	29412		12/18/2020
	Sarah Voss	Clemson	SC	29631		12/2/2020
	Jane Burrus	Franklin	TN	37067		12/2/2020
	Michael Reagan	Germantown	TN	38138		12/6/2020
	Sabrina Reagan	Germantown	TN	38138		12/7/2020
	Chloe Latture	Knoxville	TN	37918		12/2/2020
	Jamie Oquin	Nashville	TN	37215		12/4/2020
-	Thomas Nieland	Alamo	TX	78516-9300	US	12/1/2020
-	Lori Clark	Houston	TX	77081		12/4/2020
	Paula Garcia	Leander	TX	78641		12/2/2020
	Will Reid	Lynchburg	VA	24502		12/3/2020
	Pam Ruban	Α		30513		12/16/2020
-	Cheyann James	Abilene		79605		12/1/2020
	Cheyanne adkins	Akron		44304		12/16/2020
	Kennedy Sweet	Albany		31721		12/17/2020
	Lonely Cactus	Aldie		20105		12/1/2020
	Stephanie Mitias	Alexandria		22312		12/17/2020
-	Maggie Boardman	Aliso Viejo		92656		12/16/2020
	brianna gomez	amarillo		79101		12/13/2020
644	Haley Scully	Ankeny		50021	US	12/1/2020

	А	В	С	D	Е	F
645	Grcaie waldrop	Ann Arbor		48104	US	12/13/2020
646	Harrison Everhart	Antioch		37013	US	12/1/2020
647	Cameron Booth	Apex		27502	US	12/17/2020
648	Sajal Ranjha	Ardsley		10502	US	12/16/2020
649	Cole Wisnewski	Atlanta		30324	US	12/16/2020
650	Tinise Mosley	Auburn		98001	US	12/13/2020
651	Maliyha Coulibaly	Aurora		80012	US	12/16/2020
652	olivia carvajal	Austin		78741	US	12/13/2020
653	Rebecca Hernandez	Austin		78731	US	12/16/2020
654	Nirvir Kaur	Bakersfield		93309	US	12/1/2020
655	Sydney Jones	Baltimore		21206	US	12/13/2020
656	Micah Barnette	Baltimore		21218	US	12/17/2020
657	Esppy Rodriguez	Banning		92220	US	12/1/2020
658	Dinara Byas	Barnwell		29812	US	12/17/2020
659	Evan Markowski	Bel Air		21014		12/17/2020
660	CG	Bell Gardens		90201		12/13/2020
661	Kirsten Locklear	Bennettsville		29512		12/16/2020
662	Itsyaboi Fee	Bentleyville		15314		12/1/2020
663	Brianna Bates	Birmingham		35222	US	12/17/2020
664	Kelly Lee	Boca Raton		33498		12/13/2020
665	Laura Goranova	Bonita Springs		34134		12/17/2020
666	Maria Vasco	Boston		2128		12/1/2020
667	russell moore	bowling green		42103		12/1/2020
668	Cole Montag	Boynton Beach		33436		12/1/2020
	Julianna Helm	Bozrah		6334		12/1/2020
	Selena Cross	Bradenton		34202		12/13/2020
	Peyton Ershery	Brandon		33511		12/16/2020
672	louis doan	Breaux Bridge		70517		12/16/2020
	Lexi O'Donnell	Brick		8723		12/16/2020
	Yuli B	Bronx		10452		12/13/2020
	katherine lopez	Bronx		10457		12/16/2020
676	Kiran Nanan	Bronx		10452		12/16/2020
677	Ana Alene Jacobs	Bronx		10468		12/16/2020
	Daralis Hernandez	Bronx		10460		12/16/2020
	hailey schroeger	Brookfield		53005		12/16/2020
	Estephanie Cabrera	Brooklyn		11212		12/13/2020
	Mrs Morgan	Brooklyn		11206		12/16/2020
682	Donaldo Velasquez	Brownsville		78520		12/13/2020
	Saige Scott	Buckhannon		26201		12/13/2020
	marid ksjddj	Buffalo		14221		12/13/2020
	Joshua Williams	Buffalo		14226		12/16/2020
	Aaliyah Campbell	Buffalo		14206		12/16/2020
687	Lacara Washingtin	Carthage		13619		12/2/2020
	Jody Lester	Cary		27518		12/1/2020
689	Tisha Tucker	Castaic		91384		12/16/2020
690	Crisette Gordon	Central Islip		11722	US	12/16/2020

	А	В	С	D	Е	F
691	Blair Nagle	Chadds Ford		19317	US	12/13/2020
692	Chun LI	Charlotte		28269	US	12/1/2020
693	Rachna Patel	Cherry Hill		8002	US	12/17/2020
694	Ijaya Sunnepa	Chicago		60602	US	12/1/2020
	Ndidi Enubuzor	Chicago		60605		12/1/2020
696	Zane Grayson	Chicago		60620	US	12/13/2020
697	carly fox	Chicago		60602	US	12/13/2020
698	BAHSJSNKDKEJDBJR abajndjand j	Chicago		14215	US	12/16/2020
699	Tenesha Burnett	Chicago		60653	US	12/16/2020
700	Matthew Akia	Clovis		93619	US	12/4/2020
701	Ryan Nathew	Coatesville		46121	US	12/17/2020
702	Jeffrey Muir	Columbia		29203	US	12/1/2020
703	Jayla Spearman	Columbia		21045	US	12/17/2020
704	Jennifer Campos	Columbus		43201	US	12/13/2020
705	Jermain Chandler	Columbus		43211	US	12/13/2020
706	Airiana Weaver	Columbus		43204	US	12/16/2020
707	Pineapleking :)	Columbus		43215	US	12/16/2020
708	Jarvis Redmon	Conyers		30315	US	12/1/2020
709	Zamiya Maben	Corpus Christi		78414	US	12/17/2020
710	Abby Wursttttt	Cortland		13045	US	12/17/2020
711	Amani Stodghill	Covington		30016	US	12/13/2020
712	Abigail K	Crowley		70526	US	12/13/2020
713	Hailey Marrero	Dallas		75245	US	12/1/2020
714	Arthur Donjuan	Dallas		75211	US	12/1/2020
715	Yeetus Yart	Dallas		75217	US	12/1/2020
716	Antonhyo Cardoza	Dallas		75228	US	12/17/2020
717	Sharee Priar	Danbury		6811	US	12/1/2020
718	Joe nully	Darn pooting		123455	US	12/16/2020
719	Rhyan Ramsey	Dayton		45405	US	12/13/2020
720	Elizabeth Rathbun	Daytona Beach		32119	US	12/16/2020
721	Rowan Clark	De Pere		54115	US	12/13/2020
722	Eli H	Decatur		76234	US	12/16/2020
723	Edgar Ramirez	Deming		88030	US	12/1/2020
724	Jennifer Gonzalez	Denton		76208	US	12/16/2020
725	Jorgia Peterson	Denver		80010	US	12/2/2020
726	Merhwi Tesfai	Denver		80219	US	12/16/2020
727	Sam Arnone	Depew		14075	US	12/16/2020
728	Briana Salinas	Des Moines		50307	US	12/16/2020
729	Jonathan Smalls	Detroit		48228	US	12/1/2020
730	Toni Hamilton	Detroit		48	US	12/13/2020
731	Julie Aguilar	Detroit		48219	US	12/16/2020
732	Liv M	Downingtown		19335	US	12/13/2020
733	Andy Tran	Duluth		30096	US	12/13/2020
734	Abbygail Comrie	Duluth		30097	US	12/16/2020
735	Giselle Jimenez	Durham		27707	US	12/16/2020
736	Blake Chernogorec	East Aurora		14052	US	12/16/2020

	A	В	С	D	Е	F
737	cally evans	Eden		27288	US	12/17/2020
738	Dorothy Macias	El Paso		79928	US	12/13/2020
739	Faith G.	Elkins Park		19027	US	12/13/2020
740	Natasha Bauer	Ellensburg		98926	US	12/4/2020
741	sydnae barker	elmont		11003	US	12/13/2020
742	Aliza Lopez	Ephrata		18610	US	12/16/2020
743	Kylie Cottrell	Fair Lawn		7410	US	12/17/2020
744	Candace Tucker	Fairbanks		99711	US	12/16/2020
745	Hyacinth M	Fairfax		22032	US	12/1/2020
746	Nirvaan Pawa	Fairfield		6612	US	12/16/2020
747	L Spitzer	Fairhope		36532	US	12/3/2020
748	Olivia Pacey	Fairhope		36532	US	12/3/2020
749	Alex Nash	Fayetteville		28314	US	12/1/2020
750	Melissa Martinez	Fayetteville		72701	US	12/13/2020
751	kc j	Fishkill		12524	US	12/16/2020
752	Kinley Hall	Florence		85132	US	12/17/2020
	Shelly Blankenship	Foley		36535	US	12/3/2020
754	8Bit Miner	Fort Benning		31905	US	12/18/2020
755	Aliyah Ruiz	Fort Lauderdale		33313	US	12/1/2020
756	Janae Clark	Fort Lauderdale		33313	US	12/2/2020
757	Sabrina Vixamar	Fort Lauderdale		33334		12/13/2020
758	Breann Perkins	Fort Walton Beach		32547	US	12/16/2020
759	Ameerah Woods	Fort Wayne		46835	US	12/17/2020
760	Lennayasia Greenberry	Fresno		93705		12/16/2020
761	Ariana Gomez	Fresno		93650		12/17/2020
	Ikell Hicks	Frisco		75034		12/16/2020
	Lexi Carpenter	Goodlettsville		37072		12/13/2020
	Lindsey Hutchison	Greenbelt		20770		12/13/2020
	Jasmine Kaur	Greenwood		46143		12/1/2020
	Joseph Reidy	Groveland		1834		12/16/2020
	Hayden Dunce	Havelock		29562		12/17/2020
	kaelyn kellett	Haverhill		1835		12/1/2020
	DESTINY TAPIA	Helotes		78023		12/1/2020
	Taylor Morgan	Hephzibah		30815		12/17/2020
	Memphis Wahwahsuck	Hiawatha		66434		12/1/2020
	isabella williams	highwood		60035		12/16/2020
	Angie Chu	Hollywood		33025		12/1/2020
774	Carlos Garcia	Hollywood		33023		12/1/2020
	Ibuki Mioda	Hope's Peak		11037		12/13/2020
	Mary Hall	Hopewell		16650		12/4/2020
777	Thomas LeCrone	Houston		77024		12/1/2020
	Linda Zamora	Houston		77015		12/16/2020
	Melanie Ochoa	Houston		78229		12/16/2020
	Gabe mccabe mcnidder	Houston		77098		12/17/2020
	Na'Tasia Gunter	Houston		77018		12/17/2020
782	Celia Rodriguez	Houston Texas		77001	US	12/16/2020

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783	Jefferson Morataya	Hudson		1749	US	12/1/2020
784	Jimmy Frederick	Hudson		3051	US	12/16/2020
785	Ethan Cooper	Huntington		25701	US	12/1/2020
786	Charlie Ogbuehi	Hyattsville		20784	US	12/1/2020
787	Siriyah Harris	Indianapolis		46260	US	12/13/2020
788	Kimberly Jones	Indianapolis		46201	US	12/16/2020
789	leen badawi	Indianapolis		46254	US	12/16/2020
790	Natalie Alexander	Irvine		92620-3846	US	12/4/2020
791	Maria Dalton	Jacksonville		62650	US	12/13/2020
792	Michaela Sherrer	Jacksonville		32244	US	12/13/2020
793	Kelly Dixon	Jacksonville		32209	US	12/13/2020
794	Vijay Prakash	Jamaica		11432	US	12/1/2020
795	Andre Stanton	Jeffersonville		47130	US	12/1/2020
796	Raelle Allen	Jenison		49428	US	12/16/2020
797	Sara Bate	Jupiter		33458	US	12/17/2020
798	malia frazier	Kailua		96734	US	12/1/2020
799	Veronica Lesverno	Kenner		70065	US	12/16/2020
800	Grace Leipzig	Kenosha		53142		12/1/2020
801	Shannon Buffill	King Of Prussia		19406	US	12/16/2020
802	Breana Robinson	Knoxville		37912	US	12/17/2020
803	Camryn Devereaux	La Marque		77568		12/16/2020
804	Lorenzo Diego	La Mesa		91942	US	12/13/2020
805	adelina diaz	Lagrangeville		12540	US	12/1/2020
806	morgan ochoa	laguna hills		92653	US	12/13/2020
807	Jsisishs Haixidhbsja	Lake Forest		92633	US	12/13/2020
808	Real Person	Lake Jackson		77566	US	12/13/2020
809	Rea Ortiz	Lake Worth		33463	US	12/13/2020
810	Emma Marshall	Lampasas		76550		12/13/2020
811	Kasia Pawlak	Lancaster		14086		12/16/2020
	Jaimee Rojas	Las Cruces		88012		12/17/2020
	Lindsey Plotnick	Las Vegas		89129		12/16/2020
	natasha sambaya	Laurel		20707		12/1/2020
	Maya Gunther	Lewiston		4240		12/16/2020
	Jonathan Walls	Liberty Hill		78642		12/16/2020
	Nashelly Melo	Lilburn		30047		12/16/2020
	Yttkk Gkhjj	Lindenhurst		11757		12/17/2020
	Peter McGonagall	Littleton		33067		12/17/2020
	Kyle Kelly	Livonia		48150		12/1/2020
821	Raleigh Hartnell	Lompoc		93436		12/1/2020
822	Harlie Miller	Lorain		44052		12/16/2020
	andrea flores	Los Angeles		90022		12/1/2020
824	Camila Sigbaum	Los Angeles		90044		12/1/2020
	emilie delatorre	Los Angeles		90043		12/2/2020
	Elle Claire	Los Angeles		90009		12/13/2020
	Kyle Roberts	Los Angeles		90049		12/13/2020
828	Ali Ashorioun	Los Angeles		90004	US	12/16/2020

	А	В	С	D	Е	F
829	Zeke Lither	Los Angeles		90011	US	12/16/2020
830	John Booker	Los Angeles		900015	US	12/16/2020
831	Lilly McFarland	Los Angeles		90056	US	12/17/2020
832	Morea Eisner	Los Angeles		90034	US	12/17/2020
833	Jalen Edgerton	Louisburg		27549	US	12/17/2020
834	Jacqueline Navarro	Lynchburg		24501	US	12/13/2020
835	Sara Lillls	Macomb		48044	US	12/2/2020
836	Isabella Stephens	Madera		93638	US	12/13/2020
837	Cori Chong	Manassas		20111	US	12/1/2020
838	Dr. Joseph I Okwuazi	Manchester		6040	US	12/1/2020
839	Myles Muldoon	Mansfield		2048	US	12/1/2020
840	Telanna Francis	Mansfield		2048	US	12/1/2020
841	Jeffrey Hershberger	Maple Valley		98038	US	12/1/2020
842	i'm not comfortable:)	Miami		33172	US	12/1/2020
843	Alessandro Dicostanzo	Miami		33169	US	12/16/2020
844	Sam Borroto	Miami		33173	US	12/16/2020
845	Taylor Gitzen	Miami		33169	US	12/16/2020
846	Finn Wilmoth	Miami		33125	US	12/16/2020
847	Cassidy Ballard	Middle River		21220	US	12/13/2020
848	Trip Satran	Milwaukee		53217	US	12/18/2020
849	Hanaan Mohamed	Minneapolis		55449	US	12/13/2020
850	Kim Alfaro	Minneapolis		55406	US	12/13/2020
851	Brandon J	Minneapolis		55431	US	12/16/2020
852	Amaya Alexander	Minneapolis		54016	US	12/16/2020
853	Chaz Scott	Mobile		36608	US	12/1/2020
854	Scotty Johnson	Mobile		36695	US	12/17/2020
855	Violet Michael	Modesto		95356	US	12/16/2020
856	Kimberly B	Modesto		95355	US	12/17/2020
857	Kaisa Orr	Monticello		71655	US	12/1/2020
858	Hayzel Coury	Murrieta		92563	US	12/17/2020
859	Dailyn Marquez	Naples		34104		12/13/2020
860	Brie Barnett	Nashville		37217	US	12/13/2020
861	Emmy Herndon	Nashville		60612		12/17/2020
862	Brian Keeer	Nathalie		24577		12/16/2020
_	keira smith	New Bedford		2740		12/13/2020
864	Emilee Pickup	New Milford		6776		12/13/2020
	Hailey Diaz	New Smyrna Beach		32168		12/16/2020
	Fatemeh Gitti	New York		10011		12/1/2020
867	Isabella Perez	New York		10031		12/16/2020
	Jackeline Godinez	Newburgh		12553		12/16/2020
	Madi M	Niagara Falls		14304		12/16/2020
	Olivia Francis	Niagara Falls		14304		12/16/2020
	Nicole Jimenez	Norwalk		6897		12/16/2020
	Emily Jones	Norwell		2061		12/17/2020
	Natalia Grant	Norwich		6360		12/16/2020
874	jaid angie	Nottingham		21236	US	12/17/2020

	А	В	С	D	E	F
875	Katrina Wong	Oakland		94661	US	12/2/2020
876	Mariana Erausquin	Oakland		94618	US	12/13/2020
877	Nafacha Miller	Ocean Springs		39581	US	12/16/2020
878	Angela Vargas	Oceanside		92057	US	12/16/2020
879	Alexa Richter	Ocoee		34761	US	12/11/2020
880	Jackie Mercado	Oklahoma City		73120	US	12/1/2020
881	Aiyanna Lane	Oklahoma City		73106	US	12/13/2020
882	William Snyder	Olean		14760	US	12/1/2020
883	Daniel Coxson	Olney		20832	US	12/1/2020
884	Ramla W	Omaha		68132	US	12/17/2020
885	Owayne Wilson	Orangeburg		29115	US	12/1/2020
886	Takiya Bryant	Orlando		32818	US	12/16/2020
887	Omar Singh	Orlando		32822	US	12/17/2020
888	Ayden Miller	Ozark		573	US	12/13/2020
889	Amritpal singh	Ozone Park		11417	US	12/1/2020
890	Shannon Updegraff	Panama City		32405	US	12/1/2020
891	Mahrokh Mousavi	Panama City Beach		32407	US	12/1/2020
892	Alyssa Garcia	Pasadena		77505	US	12/17/2020
893	Charles Gordon	Peoria		61607	US	12/1/2020
894	Tj Mitch	Philadelphia		19134	US	12/1/2020
895	Samiha Shama	Philadelphia		19152	US	12/16/2020
896	Danielle Basciano	Philadelphia		19140	US	12/16/2020
897	Ava Burden	Phoenix		85023	US	12/16/2020
898	Sunny Colclough	Pittsburgh		15223	US	12/16/2020
899	mackenzie sexton	Pittsburgh		15205	US	12/16/2020
900	gabi sanguigni	Pittsburgh		15212	US	12/16/2020
901	hsshsh shdhsb	Pittsburgh		15206	US	12/17/2020
902	jo grove	Pittsburgh		15221	US	12/17/2020
903	alexander tran	Plainfield		46168	US	12/16/2020
904	alexis wentworth	Plant City		33563	US	12/16/2020
905	Ais Rae	Plymouth		48170	US	12/1/2020
906	abby ridlon	plymouth		10011	US	12/13/2020
907	Joel Grunbaum	Pompano Beach		33065	US	12/1/2020
908	Jessie Dawkins	Pompano Beach		33063	US	12/16/2020
909	Nathalie Arellano	Port Arthur		77642	US	12/17/2020
910	Alexis Edwards	Port Orange		32128	US	12/16/2020
911	Anonymous	Port Saint Lucie		34953	US	12/16/2020
912	sophia lopetrone	Portland		97219	US	12/17/2020
913	Alvia Naqvi	Potomac		20653		12/1/2020
914	Cecilia Olock	Pottstown		19464	US	12/13/2020
915	alaya calvillo	Prairie Village		66208	US	12/13/2020
916	Scarlet Flores	Queens		11385	US	12/16/2020
917	Bree-Ann Toner	Raleigh		27616	US	12/17/2020
918	Adrian E	Rancho Cordova		95670	US	12/13/2020
919	caroline mathews	Randolph		7869	US	12/13/2020
920	Connor Chase	Red Bank		7701	US	12/1/2020

	А	В	С	D	E	F
921	wjhjkdscn fvdsfasdv	Reynoldsburg		43068	US	12/1/2020
922	Nadia Harris	Richmond		23223	US	12/1/2020
923	Asher Levy	Richmond		23221	US	12/1/2020
924	john doe	Richmond		23223	US	12/1/2020
925	Kim Reynoso	Richmond		23224	US	12/16/2020
926	Hannah Brodsky	Ridgewood		7450	US	12/1/2020
927	erin wight	ripley		25271	US	12/16/2020
928	Ashleigh Mann	Riverside		8075	US	12/16/2020
929	kenna murphy	riverton		84065	US	12/1/2020
930	Andrea Storm	Rochester		48307	US	12/16/2020
931	Mickey Marine	Rockland		4841	US	12/6/2020
932	Caprice Pope	Rolla		65401	US	12/16/2020
933	Nick Radosta	Roslindale		2131	US	12/16/2020
934	Sean crumpton	Roswell		30075	US	12/1/2020
935	ninel m	Roxbury		2119	US	12/13/2020
936	Antonio Johnson	Saginaw		48603	US	12/16/2020
937	Stuart Spence	Saginaw		48603	US	12/16/2020
938	Karlie Ryan	Saint Louis		63124	US	12/17/2020
939	j town	Saint Peters		63376	US	12/17/2020
940	Christi Martindale	Salem		24153	US	12/13/2020
941	Tyler Maine	Salt Lake City		84121	US	12/1/2020
942	Nina Sanchez	San Antonio		78249	US	12/13/2020
943	Andy Richards	San Clemente		92672	US	12/1/2020
944	Wyatt Abell	San Francisco		94110	US	12/13/2020
945	Pierce Soderquist	San Francisco		94118	US	12/13/2020
946	Ang Sev	San Francisco		94102	US	12/16/2020
947	tatiana feghali	San Jose		95120	US	12/13/2020
948	Emily Shtefanitsa	San Jose		95116	US	12/17/2020
949	Arianah Johnson	Sanford		27330	US	12/13/2020
950	Mary Gonzalez	Sanford		27332	US	12/16/2020
951	hailey nguyen	Santa Ana		92704		12/13/2020
952	Donovan Wynn	Sayre		13208	US	12/16/2020
953	Lauren Ellingson	Seattle		98117		12/13/2020
954	Jeffrey Sgambellone	Simi Valley		93063		12/17/2020
	kate harmon	Simpsonville		29681		12/18/2020
956	michael wisnewski	Social circle		30025		12/16/2020
957	Brooke Perry	South Plainfield		7080		12/2/2020
_	Mady Anderson	Sparks		89434		12/13/2020
959	Anonymous	Springfield		Роор	US	12/16/2020
	Anonymous	Springville		84663		12/4/2020
961	Angelynn Reni	Stafford		77477		12/16/2020
	julian blanco	Staten Island		10306		12/1/2020
_	Greg Ciauri	Staten Island		10312		12/17/2020
	Maelin Moore	Steamboat Springs		80487		12/16/2020
—	Alaya Green	Stockbridge		30281		12/16/2020
966	Cc B	Tampa		33604	US	12/13/2020

	А	В	С	D	Е	F
967	Alexa Cowart	Tampa		33511	US	12/16/2020
968	Emerson Stack	The Dalles		97058	US	12/1/2020
969	bridget wallace	thomasville		27360	US	12/1/2020
970	Alissa Pug	Tomball		77375	US	12/16/2020
971	Rachele LeDuc	Toms River		8753	US	12/16/2020
972	Summer Stokes	Tulsa		74154	US	12/16/2020
973	David Kieso	Two Rivers		54241	US	12/1/2020
974	Joshua Eguia	Upland		91786	US	12/1/2020
975	ella gorga	Upper Saddle River		7458	US	12/18/2020
976	Destanie Lewin	Valley Cottage		10989	US	12/16/2020
977	Q Ramirez	Van Nuys		91316	US	12/13/2020
978	Caige Sothern	Vancouver		98685	US	12/17/2020
979	Mirella Berger	Vienna		22182	US	12/13/2020
980	Karli Connor	Voorhees		8043	US	12/16/2020
981	taylor lazo	Wahiawa		96786	US	12/16/2020
982	Matt Scott	Walla Walla		99362	US	12/1/2020
983	Gary R. Beck	Walnut Creek		94596	US	12/1/2020
984	ariza dibella	Washington		20016		12/2/2020
985	Cole Watts	Waverly		14892	US	12/1/2020
986	Paul Nelson	Waxhaw		28173		12/1/2020
987	Kallie Hunter	West Lafayette		47906		12/13/2020
988	Macee Wilson	West Mifflin		15122		12/16/2020
989	dallas evans	West Palm Beach		33417	US	12/17/2020
990	Eleanor Cambray	Westford		1886	US	12/1/2020
991	Hector Mendoza	White Plains		10607		12/1/2020
992	Hannah bayne	Whitehall		49461		12/17/2020
993	Grace Kelly	Whitman		2382		12/13/2020
994	Joy Marie	Wichita Falls		76306		12/16/2020
	Anonymous			44092		12/17/2020
	Mandy D	Wilmette		60091		12/16/2020
	Jack Miller	Worcester		1606		12/13/2020
	Raymond Berrios				US	12/1/2020
	Anonymous				US	12/1/2020
	Anonymous				US	12/1/2020
	Health			43123		12/1/2020
	big chunky				US	12/1/2020
	Ethan Sandberg				US	12/1/2020
	Shaul Zislin				US	12/2/2020
	Jon Hemming				US	12/4/2020
	Agim Demirovski				US	12/13/2020
	Daniel Pritchard				US	12/16/2020
	Kaylee Lyynn				US	12/16/2020
	Drew Boardway				US	12/16/2020
	Ryan Shapiro			10543		12/16/2020
	Alexandra Foster				US	12/16/2020
1012	Emma Light				US	12/17/2020

	А	В	С	D	Е	F
1013	stella mayfield				US	12/17/2020
1014	Anonymous				US	12/17/2020
1015	Anonymous				US	12/17/2020

Comments

Name	Location	Date	Comment
Joe Clark	Fairhope, AL	2020-12-01	"I'm concerned with the traffic that will come from 200 plus units, plus all of the other impacts this development will have on our area."
Jennifer Curry	Fairhope, AL	2020-12-01	"While I believe everyone deserves a place to call home, I do not feel this is a good thing for this community. It will cause traffic congestion, interfere with the high school and middle school safety, may cause others to lose their current homes, and will have many other impacts not even yet thought of. Please do not approve this project."
Curt Achee	Fairhope, AL	2020-12-01	"On a project like this the traffic studies I have seen use 3.5 trips per car per day. That would be 847 cars a day increase using our road systems. ?"
Amanda Smith	Fairhope, AL	2020-12-01	"I want to protect my investment"
doria wosk	miami, FL	2020-12-01	"JUSTIE FOR THE PEOPLE. MAGA"
Jeremiah Egebrecht	Fairhope, AL	2020-12-01	"I don't want the apartment"
Carol Conway	Fairhope, AL	2020-12-02	"I want to protect my investment . I don't want to see all the traffic that this will bring to the area . Our infrastructure not our schools can handle this"
Danielle Clark	Fairhope, AL	2020-12-02	"Too many traffic issues on Twin Beach Road, including a high school and middle school. It's not a good location for this development."
Trina Pelot	Fairhope, AL	2020-12-03	"Please help us keep our neighborhood safe and the values up."
Marcia Evans	Fairhope, AL	2020-12-03	"Marcia Evans"
Jamie Doggett	Fairhope, AL	2020-12-03	"I do not want this Complex on Twin Beech Rd. Traffic is already a nightmare. The run off drainage backs over the road with a normal thunderstorm."
Shannon Hesse	Fairhope, AL	2020-12-03	"Twin Beech can't handle more traffic."
Shelly Blankenship	Foley, US	2020-12-03	"It's too crowded. My son's school is max.out. a"
Karin Smith Cote	Fairhope, AL	2020-12-03	"I think this should be stopped if possible, or ask for different use, i.e. patio homes, or "double-homes, with shared walls to garage" (example homes that back up to Twin Beech, located in Fairfield Point. (Norman Lane)"
Karin Smith Cote	Fairhope, AL	2020-12-03	"Apartments will devalue the area and dump too much traffic onto Twin Beech, blocking accessibility to emergency vehicles when long lines of traffic are backed up with school traffic."

Name	Location	Date	Comment
Robert Visser	Fairhope, AL	2020-12-04	"I am signing this petition because as a citizen and tax payer of Fairhope, I believe we should have a voice in the planning of our beautiful and peaceful community. This development will bring in an excessive amount of traffic especially during the school year and will create a dangerous situation especially for our young drivers. The amount of 240 apartments which could possibly mean 480 or more residents with the same amount of cars coming and going. This will raise the noise level considerably and our peaceful horse properties will no longer be peaceful. Our property values will definitely decrease. We would like to protect one of our most important investments which is our homes."
Ross Bratlee	Fairhope, AL	2020-12-04	"Fairhope is a unique, quaint town. It's charm is based on several factors. This area in question already suffers from reasonably high traffic volume for a two lane road (many Grand Hotel employees use Twin Beech, adding higher than average traffic volumes at peak times). We don't need to add this significant multi family residential project as it would only add unnecessary volume and risk. Thank you."
Jerry Broughton	Fairhope, AL	2020-12-04	"High density development continues to occur without any attention being paid to the infrastructure that will have to support this higher density. Traffic is already a nightmare in all parts of Fairhope, and the burden to the schools, at this time in particular, is punishing."
Barbara Carpenter	Fairhope, AL	2020-12-04	"Traffic is already a nightmare. Fairhope is losing its charm with all these developments."
Dorothy Ojeda	Foley, AL	2020-12-04	"Will negatively affect area."
Zach Sierke	Fairhope, AL	2020-12-04	"This is not the kind of development I want in my community."
STEVE CORDON	Fairhope, AL	2020-12-05	"An apartment complex would contribute to more congested traffic and devalue surrounding subdivision property values!"
Sharon Etheridge	Fairhope, AL	2020-12-05	"Even though I have little hope that anyone but a petitioner will read this post, especially after attending the 'informational meeting' of this proposed luxury apartment super complex, I feel so strongly that our county & city planners should care more about the citizens who already live here, instead of those who may want to move here. Do any of the 'powers that be' have a plan for growth & infrastructure? If so, would you want this type of development next door to you, where 2nd & 3rd story apartments can look down in to your house/yard?My parents bought the property I have lived on all my life, 2acres of the 40+acres they owned & farmed. If I wanted 242,(x2,or 3,or 4,per apartment), neighbors, I would have chosen to do that. With numerous subdivisions, few businesses & the school & the other unwanted proposed apartment complex on the corner of Thompson Hall & Co. Rd. 44, traffic is a nightmare already. We've been told that the County says there is no need for turn lanes for this complex or ad"
J Comer	Fairhope, AL	2020-12-08	"The development in this area is not being supported by city services. City council needs to consider more of the surrounding area & the traffic issues that are already occuring not only here but the ENTIRE city. Stop approving MAJOR living projects until there is

Name	Location	Date	Comment
			a plan to make roads & pedestrians safe. Let's plan ahead instead of just winging it."
Jennifer Tait	Fairhope, AL	2020-12-09	"Twin Beech Road is already an extremely busy two-lane road and cannot handle the increased traffic flow which would be created by this development & a three-story apartment complex simply does not fit in this area."
Pinky King	Fairhope, AL	2020-12-10	"This complex would make traffic much worse than it already is and adversely effect my property value which is in close proximity to the proposed project."
Michelle Doucet	Flat Rock, NC	2020-12-10	"Not happy about developing in our neighborhood"
Shawn Lauer	Fairhope, AL	2020-12-11	"Traffic will be even more crazy than it already is. Recent developers aren't contributing anywhere enough to local governments to grow the schools and utility systems to be ahead of the amount of residential development."