



Baldwin County Planning & Zoning Commission Agenda

Thursday, April 1, 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:**

March 4, 2021 meeting minutes
6. **Announcements/Registration to address the Commission.**
7. **Consideration of Applications and Requests: Re-zoning Cases**
 - a.) **Case P-21004, Boihem Property**

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

Purpose: The applicant is requesting conditional use approval to

allow replacement of a 250' telecommunication tower that was damaged in recent storms, on 1.47 acres zoned B-3, General Business.

Location: The subject property is located at 908 Veterans Road, in Planning District 25.

8. Consideration of Applications and Requests: Subdivision Cases

a.) Case S-21007 Oak Place, Final Site Plan Approval

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

Purpose: The applicant is requesting Final Site Plan Approval to allow development of a 32-unit Mobile Home Park, to be known as Oak Place.

Location: The subject property is located on the north side of Oak Road West, in the Gulf Shores area.

b.) Case S-21037 Lambeth Subdivision, Development Permit Approval

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

Purpose: The applicant is requesting Development Permit Approval to allow development of a 2-lot subdivision to be known as Lambeth Subdivision.

Location: The subject property is located on the east side of Rabun Road, also known as County Road 47.

9. Old Business:

10. New Business:

11. Public Comments:

12. Reports and Announcements:

Staff Reports

Legal Counsel Report

Next Regular Meeting: **May 6, 2021**

13. Adjournment.



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Agenda Item 7.a
Case No. P-21004
Boihem Property
Conditional Use Approval
September 3, 2020

Subject Property Information

Planning District: 25
General Location: Southeast corner of State Hwy 180 and Veterans Road
Physical Address: 908 Veterans Road
Parcel Numbers: 05-68-08-27-0-000-006.000
Existing Zoning: B-3, General Business District
Existing Land Use: Cell Tower
Proposed Land Use: Replace telecommunications tower damaged in recent storm
Acreage: 1.467 ± acres
Applicant: Shamaury Myrick - TEP
10700 Sikes Place #360
Charlotte, NC 28277
Owner: Amy Boihem
1704 Justin Road
Metairie, LA 70001
Lead Staff: Linda Lee, Planner
Attachments: *Within Report*

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

Summary and Recommendation

This is a request for Conditional Use approval to allow for the replacement of a 250' wireless telecommunications tower that was damaged in a recent storm on property zoned B-3, General Business District. A wireless telecommunications facility may be allowed through the Conditional Use process, subject to the approval of the Planning Commission.

Staff recommends that Case P-21004, Boihem Property be **APPROVED*** subject to the conditions outlined at the end of this staff report.

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

Section 5.3 B-3, General Business District

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

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

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

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

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

5.3.4 *Area and dimensional ordinances.*

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

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

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

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

Permits/Subdivision Manager – Alfreda Jeffords:

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

Sent: Friday, March 19, 2021 8:15 AM

To: D Hart <DHart@baldwincountyal.gov>

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

Subject: RE: P-21004

DJ,

There is an existing turnout to this facility and is actively used. I do not see any additional impacts to the road or ROW with the proposed additions.

Thank you,
Weesie

U.S. Fish & Wildlife Service:

From: Lynn, William <william_lynn@fws.gov>

Sent: Wednesday, March 17, 2021 4:00 PM

To: D Hart <DHart@baldwincountyal.gov>

Subject: Re: [EXTERNAL] P-21004

DJ,

It appears there are no new impacts proposed, that is, no enlargement of their present footprint. If this is true, then we will not be providing comments on the proposed site plan.

However, if you do find they do have any plans for enlargement, then they should consult with us.

Thanks,

Bill

Fort Morgan Advisory Committee:

From: ernie church <ecaces4@gmail.com>

Sent: Wednesday, March 24, 2021 11:51 AM

To: Linda Lee <LLee@baldwincountyal.gov>

Subject: Re: P-21004 Conditional Use

The Ft Morgan Planning and Zoning advisory committee met on 24 March 2021. The committee voted to recommend approval of P-21004.

Ernie Church, Chair.

Staff Analysis and Findings

This is a request for Conditional Use approval to allow for the replacement of a 250' wireless telecommunications tower that was damaged in a recent storm on property zoned B-3, General Business District. A wireless telecommunications facility may be allowed through the Conditional Use process, subject to the approval of the Planning Commission.

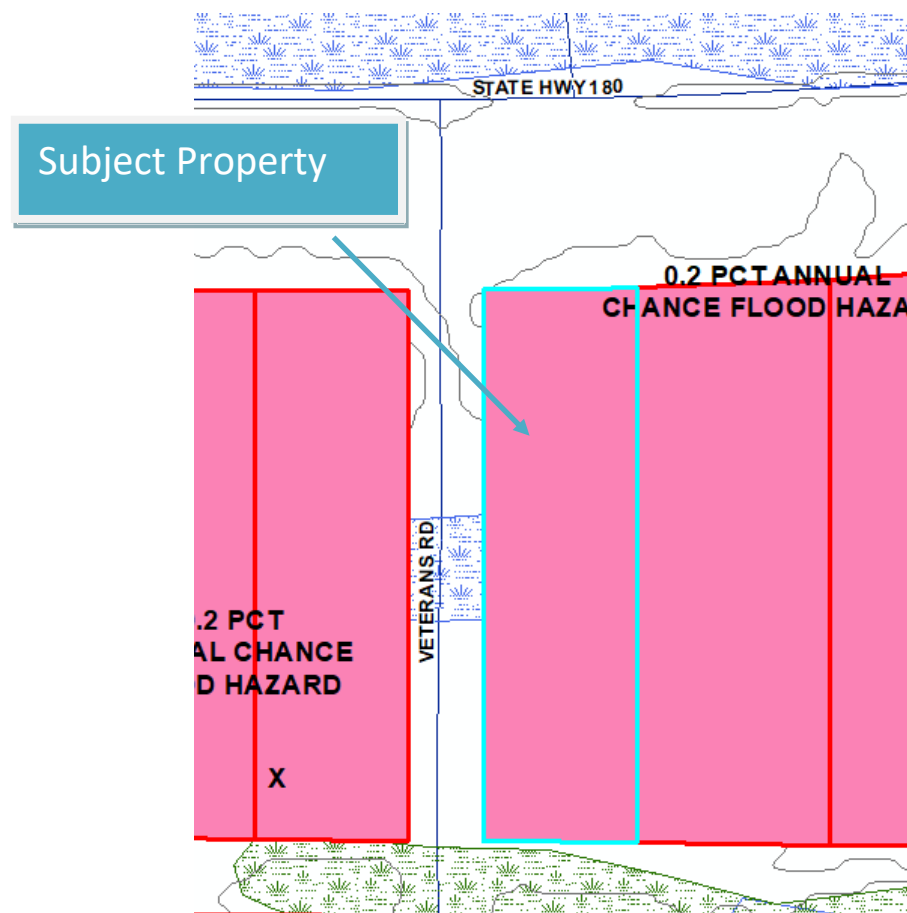
The following factors for reviewing Conditional Use approvals are found in Section 18.11.1 of the *Baldwin County Zoning Ordinance*.

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

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

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

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



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

The proposed use is consistent with this standard as the existing use was granted in July 2000. Staff does not anticipate significant traffic issues as the use is not changing. The applicant is proposing to relocate the existing tower to the east side of the facility. Conditional Use approvals are site plan specific necessitating additional review and approval of the new location.



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

The current wireless telecommunications facility has been at this location since 2004. The proposed use should not unduly decrease 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.**

The current wireless telecommunications facility has been at this location since 2004. Staff does not anticipate any negative impacts on surrounding or adjacent uses.

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.

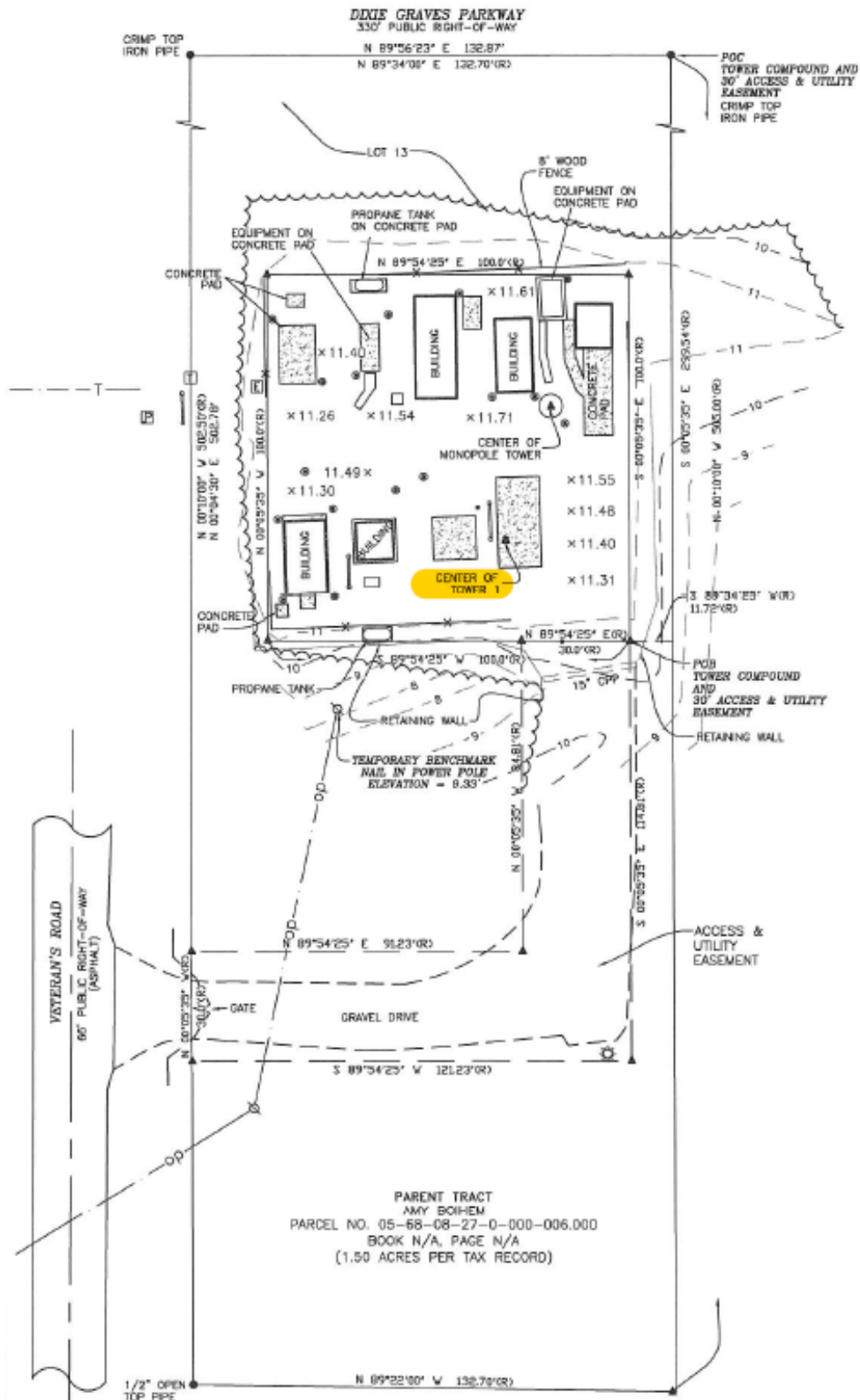
As stated previously, the applicant is requesting Conditional Use approval to allow for the replacement of a 250' wireless telecommunications tower that was damaged in a recent storm on property zoned B-3, General Business District. A wireless telecommunications facility may be allowed through the Conditional Use process, subject to the approval of the Planning Commission.

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

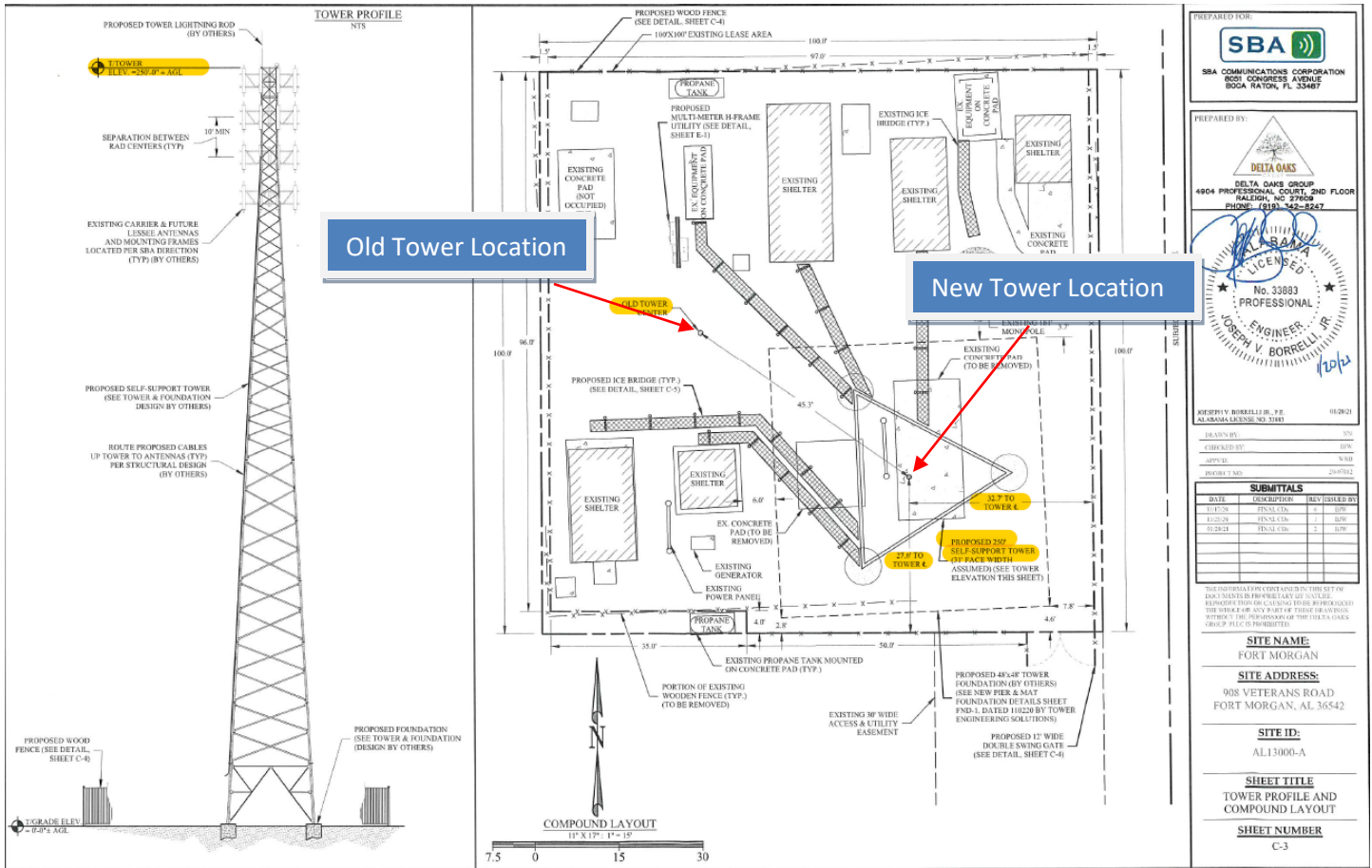
- Approval shall be for this location only.
- A Baldwin County Land Use Certificate shall be obtained no later than six (6) months from the date of Conditional Use approval. The Planning Commission may grant additional time if deemed necessary.
- Proposed tower must be in compliance with Section 13.9 of the Baldwin County Zoning Ordinance.
- Proposed tower must not exceed maximum height of existing tower (250 feet).
- 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.*

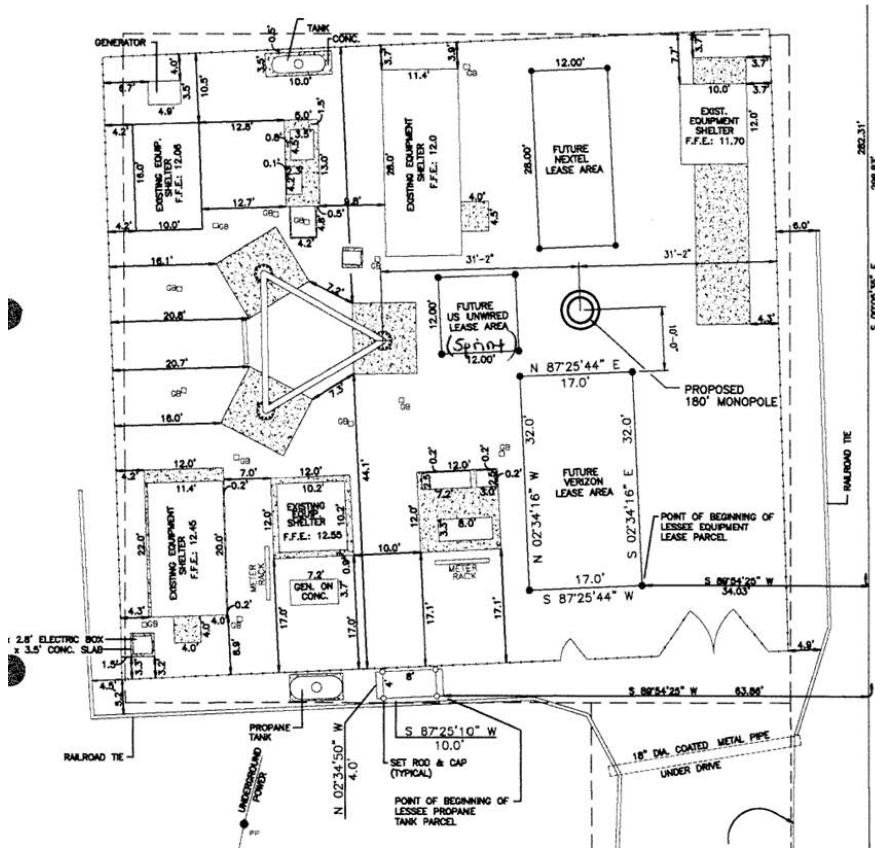
PROPOSED SITE PLAN



COMPOUND LAYOUT

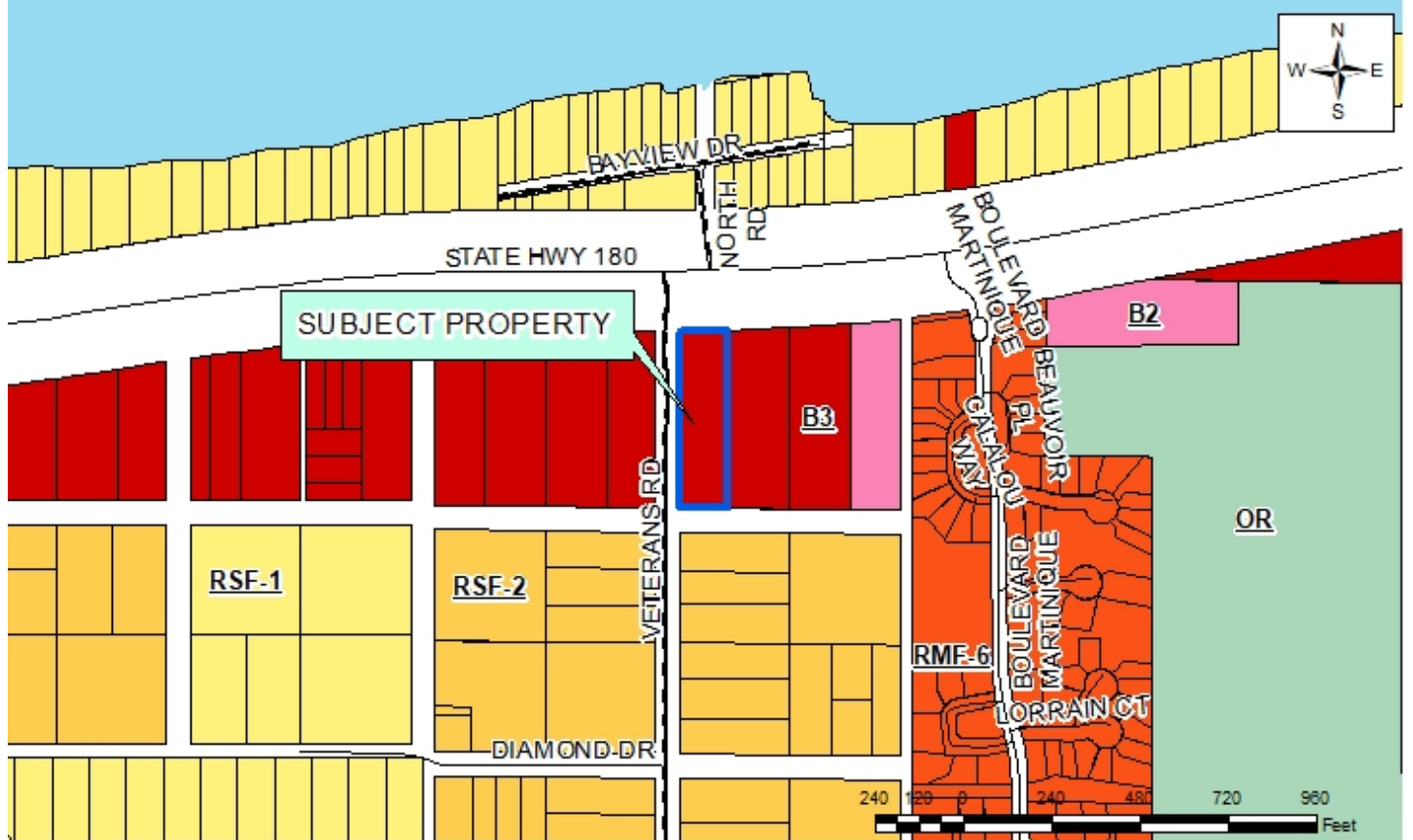


2004 Site Plan

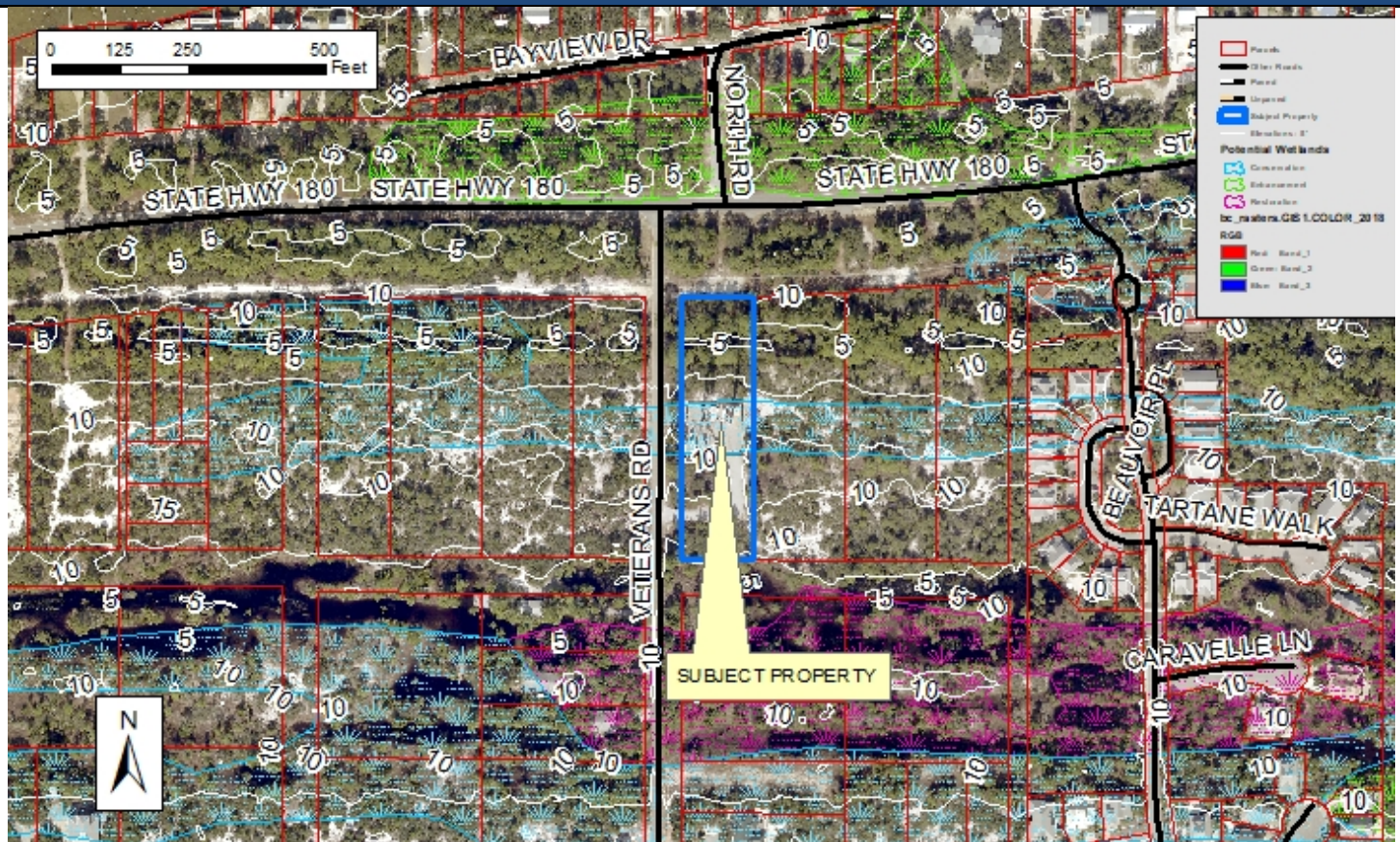




Locator Map



Site Map



Applicant's Statement



CHARLOTTE OFFICE
10700 SIKES PLACE, SUITE 360
CHARLOTTE, NC 28277
980.202.5553
WWW.TEPGROUP.NET

Date: Monday, February 22, 2021
To: Baldwin County Planning & Zoning Department
From: Shamaury Myrick
Subject: Conditional Use Application

.....
Please see the enclosed submittal for the Building Permit for the following site:

Fort Morgan / AL13000-A at 908 Veterans Park, Fort Morgan, AL 36542

SBA will be replacing an existing 250' telecommunications tower that was damaged in a recent storm. The height and type of tower will not change.

Enclosed:
Conditional Use Application
Agent Authorization Form
Construction Drawings

Please feel free to contact me with any questions at 980-202-5235 or via email.

Sincerely,

Shamaury Myrick

Shamaury Myrick
Program Manager
Scmyrick@tepgroup.net

CIVIL | GEOTECHNICAL | SURVEY | INSPECTION | STRUCTURAL | PM&E | ENVIRONMENTAL | CONSTRUCTION | SITE ACQUISITION SERVICES

Nationwide Since 1997

Conditional Use Approval July 2000

BALDWIN COUNTY PLANNING & ZONING COMMISSION

**BALDWIN COUNTY PLANNING & ZONING DEPARTMENT
PO DRAWER 1589**

BAY MINETTE ALABAMA 36507

Telephone: (334) 580-1655

Fax No.: (334) 580-1656

NOTICE OF ACTION TAKEN

MEETING DATE: July 5, 2000

CASE NUMBER: P-00003

PROJECT NAME: Rickard & Cellar Property
Wireless Telecommunications Tower

PROPERTY LOCATION: Southeast corner of State Highway 180 and
Veteran's Road in Planning District 25

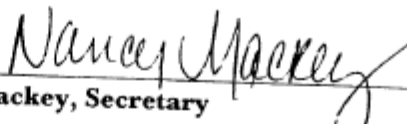
APPLICANT: Two-Way Communications, Inc.
1704 Justin Road
Metairie LA 70001

REQUEST: Conditional use approval for a wireless
communication tower in a B-3 General Business
District

ACTION TAKEN BY COMMISSION:

Approved subject to the following conditions:

1. Development is limited to the proposed tower only;
2. County emergency uses allowed on property;
3. Proposed tower must be in compliance with Section 27.10 of the Baldwin County Zoning Regulations and a Land-Use Certificate must be obtained prior to any construction;
4. Lighting must be in compliance with the FCC;
5. Tower shall not be painted.


Nancy Mackey, Secretary

Xc: Frank Santa Cruz, Building Official

Baldwin County Planning and Zoning Commission
Case No. S-21007 – Oak Place
Final Site Plan Approval
Staff Report for Planning and Zoning Commission Public Hearing
April 1, 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: April 1, 2021 Final Site Plan Approval Pending

Attachments: Vicinity Map
 Site Map
 Final Site Plan

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Planning District: District 27 – Unzoned

Location of Property: The subject property is located on the north side of Oak Road W, also known as County Road 6, in the Gulf Shores area.

Parcel Number(s): 05-61-09-37-0-000-213.000

Report Prepared By: Mary Booth; Subdivision Coordinator

III. SUBDIVISION PROPOSAL:

Proposed number of Sites: 32

Linear Feet of Streets: 669.67' (Private)

Total Acreage: ± 5.49 acres

Smallest Site Size: ± 3,194.89 square feet

Owner/Developer: Bee The Best Rentals, LLC
 425 Joes Fish Camp Rd.
 Titus, AL 36080

Engineer: Goodwyn, Mills and Cawood, Inc.
 Doug Bailey
 2039 Main St.
 Daphne, AL 36526

Surveyor: David Lowery
 55284 Martin Ln.
 Stockton, AL 36579

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

IV. PUBLIC UTILITIES AND SITE CONSIDERATIONS:

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

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

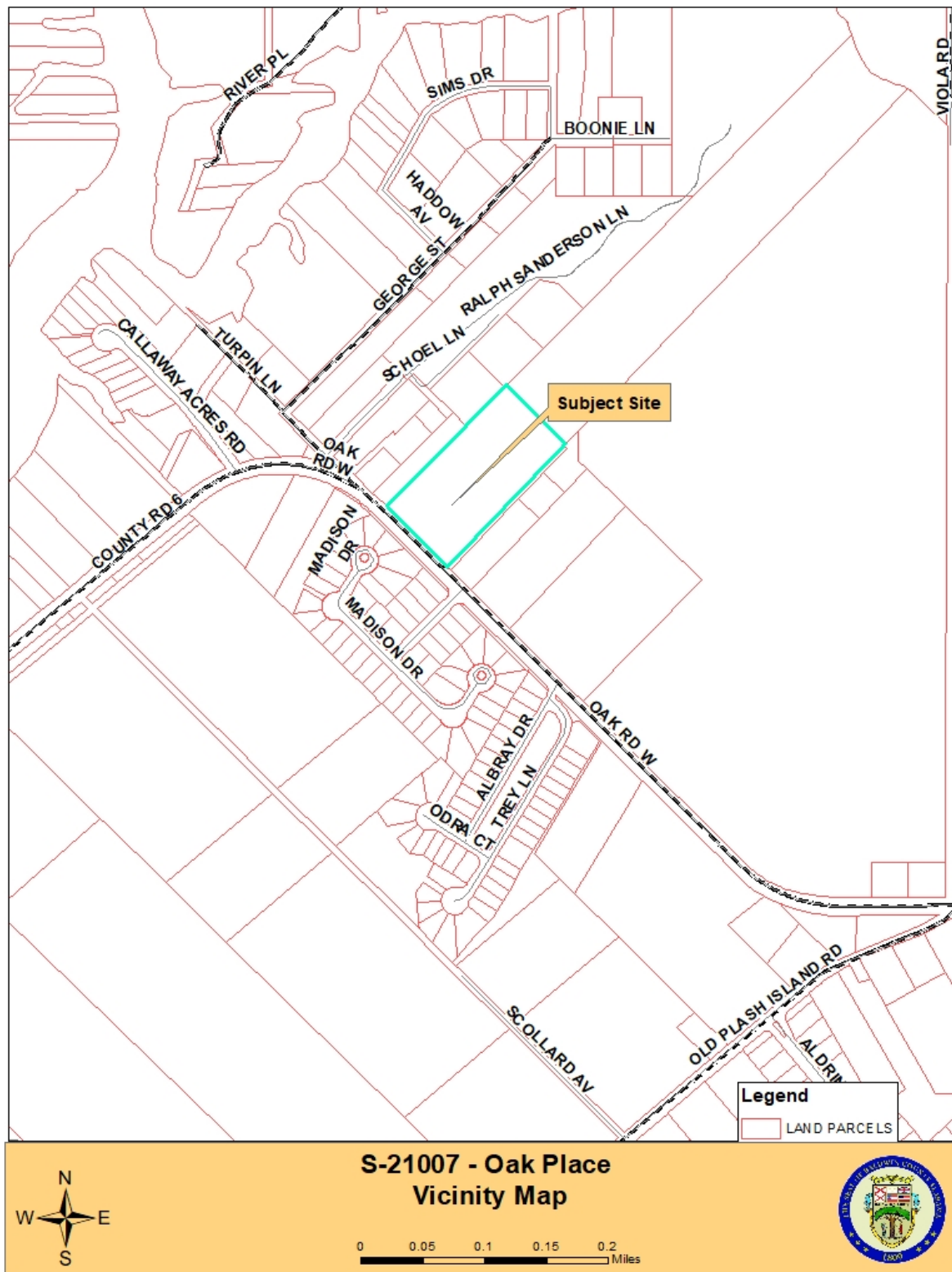
V. STAFF COMMENTS:

Items for consideration:

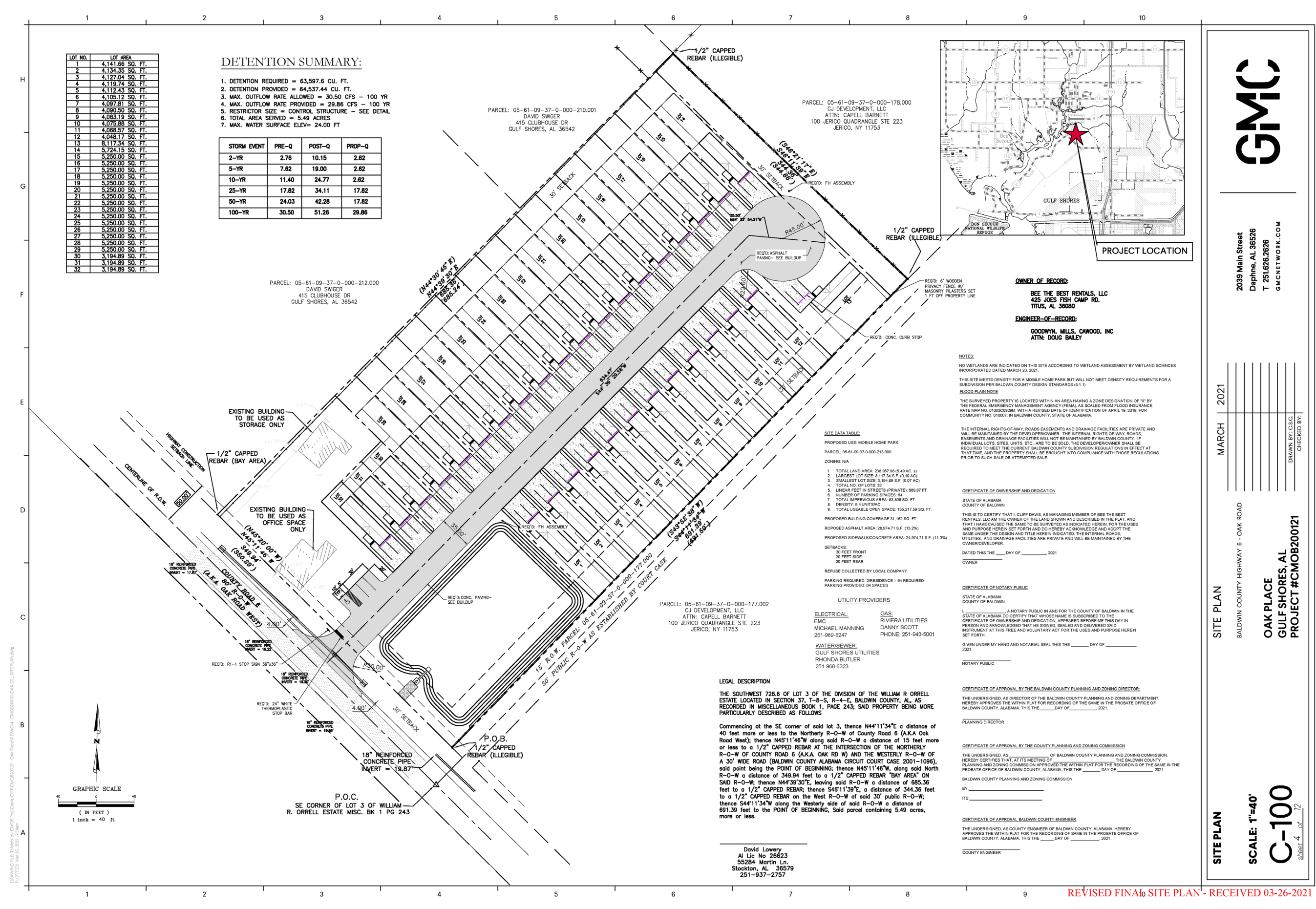
- The site data table is being updated to reflect the total number of parking spaces.
- All items of the Final Site Plan application meet the requirements of the subdivision regulations.

VI. RECOMMENDATIONS:

Staff recommends that the Final Site Plan approval for Case No. S-21007, Oak Place, be **APPROVED**.







LOT NO.	LOT AREA
1	4,141.66 SQ. FT.
2	4,134.35 SQ. FT.
3	4,127.04 SQ. FT.
4	4,119.74 SQ. FT.
5	4,112.43 SQ. FT.
6	4,105.12 SQ. FT.
7	4,097.81 SQ. FT.
8	4,090.50 SQ. FT.
9	4,083.19 SQ. FT.
10	4,075.88 SQ. FT.
11	4,068.57 SQ. FT.
12	4,061.26 SQ. FT.
13	4,053.95 SQ. FT.
14	4,046.64 SQ. FT.
15	4,039.33 SQ. FT.
16	4,032.02 SQ. FT.
17	4,024.71 SQ. FT.
18	4,017.40 SQ. FT.
19	4,010.09 SQ. FT.
20	4,002.78 SQ. FT.
21	3,995.47 SQ. FT.
22	3,988.16 SQ. FT.
23	3,980.85 SQ. FT.
24	3,973.54 SQ. FT.
25	3,966.23 SQ. FT.
26	3,958.92 SQ. FT.
27	3,951.61 SQ. FT.
28	3,944.30 SQ. FT.
29	3,936.99 SQ. FT.
30	3,929.68 SQ. FT.
31	3,922.37 SQ. FT.
32	3,915.06 SQ. FT.

DETENTION SUMMARY:

1. DETENTION REQUIRED = 63,597.6 CU. FT.
2. DETENTION PROVIDED = 64,537.44 CU. FT.
3. MAX. OUTFLOW RATE ALLOWED = 30.50 CFS - 100 YR
4. MAX. OUTFLOW RATE PROVIDED = 29.86 CFS - 100 YR
5. RESTRICTOR SIZE = CONTROL STRUCTURE - SEE DETAIL
6. TOTAL AREA SERVED = 5.49 ACRES
7. MAX. WATER SURFACE ELEV= 24.00 FT

STORM EVENT	PRE-Q	POST-Q	PROP-Q
2-YR	2.78	10.15	2.82
5-YR	7.82	19.00	2.82
10-YR	11.40	24.77	2.82
25-YR	17.82	34.11	17.82
50-YR	24.03	42.28	17.82
100-YR	30.50	51.26	29.86

PARCEL: 05-61-09-37-0-000-212.000
DAVID SWIGER
415 CLUBHOUSE DR
GULF SHORES, AL 36542

PARCEL: 05-61-09-37-0-000-210.001
DAVID SWIGER
415 CLUBHOUSE DR
GULF SHORES, AL 36542

PARCEL: 05-61-09-37-0-000-178.000
CJ DEVELOPMENT, LLC
ATTN: CAPELL BARNETT
100 JERICHO QUADRANGLE STE 223
JERICHO, NY 11753

PARCEL: 05-61-09-37-0-000-177.002
CJ DEVELOPMENT, LLC
ATTN: CAPELL BARNETT
100 JERICHO QUADRANGLE STE 223
JERICHO, NY 11753

LEGAL DESCRIPTION

THE SOUTHWEST 728.6 OF LOT 3 OF THE DIVISION OF THE WILLIAM R ORRELL ESTATE LOCATED IN SECTION 37, T-8-S, R-4-E, BALDWIN COUNTY, AL, AS RECORDED IN MISCELLANEOUS BOOK 1, PAGE 243; SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

Commencing at the SE corner of said lot 3, thence N44°11'34"E a distance of 40 feet more or less to the Northerly R-O-W of County Road 6 (A.K.A. Oak Road West); thence N45°11'46"W along said R-O-W a distance of 15 feet more or less to a 1/2" CAPPED REBAR AT THE INTERSECTION OF THE NORTHERLY R-O-W OF COUNTY ROAD 6 (A.K.A. OAK RD W) AND THE WESTERLY R-O-W OF A 30' WIDE ROAD (BALDWIN COUNTY ALABAMA CIRCUIT COURT CASE 2001-1096), said point being the POINT OF BEGINNING; thence N45°11'46"W, along said North R-O-W a distance of 349.94 feet to a 1/2" CAPPED REBAR "BAY AREA" ON SAID R-O-W, thence N44°33'30"E, leaving said R-O-W a distance of 685.36 feet to a 1/2" CAPPED REBAR; thence S45°11'39"E, a distance of 344.36 feet to a 1/2" CAPPED REBAR on the West R-O-W of said 30' public R-O-W; thence S44°11'34"W along the Westerly side of said R-O-W a distance of 691.39 feet to the POINT OF BEGINNING, Said parcel containing 5.49 acres, more or less.

David Lowery
Al Lic. No 26623
55284 Martin Ln.
Stockton, AL 36579
251-937-2757

SITE DATA TABLE

- PROPOSED USE: MOBILE HOME PARK
PARCEL: 05-61-09-37-0-000-213.000
ZONING: MIA
1. TOTAL LAND AREA: 338.98788 (5.49 AC. ±)
 2. LARGEST LOT SIZE: 8,117.34 S.F. (0.19 AC)
 3. SMALLEST LOT SIZE: 3,194.89 S.F. (0.07 AC)
 4. TOTAL NO. OF LOTS: 32
 5. LINEAR FEET IN STREETS (PRIVATE): 869.97 FT
 6. NUMBER OF PARKING SPACES: 64
 7. TOTAL IMPERVIOUS AREA: 83,806 SQ. FT.
 8. DENSITY: 8.4 UNITS/AC
 9. TOTAL USEABLE OPEN SPACE: 135,217.59 SQ. FT.
- PROPOSED BUILDING COVERAGE 31,152 SQ. FT.
PROPOSED ASPHALT AREA: 28,974.71 S.F. (13.2%)
PROPOSED SIDEWALK/CONCRETE AREA: 24,974.71 S.F. (11.3%)
- SETBACKS:
30 FEET FRONT
30 FEET SIDE
30 FEET REAR
- REFUSE COLLECTED BY LOCAL COMPANY
PARKING REQUIRED: 2/RESIDENCE = 64 REQUIRED
PARKING PROVIDED: 64 SPACES

UTILITY PROVIDERS

- ELECTRICAL:**
EMC
MICHAEL MANNING
251-989-6247
- GAS:**
RIVIERA UTILITIES
DANNY SCOTT
PHONE: 251-943-5001
- WATER/SEWER:**
GULF SHORES UTILITIES
RHONDA BUTLER
251-966-6323

OWNER OF RECORD:
BEE THE BEST RENTALS, LLC
425 JOES FISH CAMP RD.
TITUS, AL 36080

ENGINEER-OF-RECORD:
GOODWYN, MILLS, CAWOOD, INC
ATTN: DOUG BAILEY

NOTES:

- NO WETLANDS ARE INDICATED ON THIS SITE ACCORDING TO WETLAND ASSESSMENT BY WETLAND SCIENCES INCORPORATED DATED MARCH 23, 2021.
- THIS SITE MEETS DENSITY FOR A MOBILE HOME PARK BUT WILL NOT MEET DENSITY REQUIREMENTS FOR A SUBDIVISION PER BALDWIN COUNTY DESIGN STANDARDS (5.1.1)
- FLOOD PLAIN NOTE**
THE SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SCALED FROM FLOOD INSURANCE RATE MAP NO. 01000C0629M, WITH A REVISED DATE OF IDENTIFICATION OF APRIL 19, 2019, FOR COMMUNITY NO. 010007, IN BALDWIN COUNTY, STATE OF ALABAMA.

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF ALABAMA
COUNTY OF BALDWIN

THIS IS TO CERTIFY THAT I, CLIFF DAVIS, AS MANAGING MEMBER OF BEE THE BEST RENTALS, LLC AM THE OWNER OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I HAVE CAUSED THE SAME TO BE SURVEYED AS INDICATED HEREIN, FOR THE USES AND PURPOSE HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREIN INDICATED. THE INTERNAL ROADS, UTILITIES, AND DRAINAGE FACILITIES ARE PRIVATE AND WILL BE MAINTAINED BY THE OWNER/DEVELOPER.

DATED THIS THE ____ DAY OF _____, 2021

OWNER _____

CERTIFICATE OF NOTARY PUBLIC

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN IN THE STATE OF ALABAMA DO CERTIFY THAT WHOSE NAME IS SUBSCRIBED TO THE CERTIFICATE OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT THIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSE HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS THE ____ DAY OF _____, 2021.

NOTARY PUBLIC _____

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING AND ZONING DIRECTOR

THE UNDERSIGNED, AS DIRECTOR OF THE BALDWIN COUNTY PLANNING AND ZONING DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE ____ DAY OF _____, 2021.

PLANNING DIRECTOR

CERTIFICATE OF APPROVAL BY THE COUNTY PLANNING AND ZONING COMMISSION

THE UNDERSIGNED, AS _____ OF BALDWIN COUNTY PLANNING AND ZONING COMMISSION, HEREBY CERTIFIES THAT, AT ITS MEETING OF _____, THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION APPROVED THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE ____ DAY OF _____, 2021.

BALDWIN COUNTY PLANNING AND ZONING COMMISSION

BY: _____
ITS: _____

CERTIFICATE OF APPROVAL BALDWIN COUNTY ENGINEER

THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE ____ DAY OF _____, 2021.

COUNTY ENGINEER



2039 Main Street
Daphne, AL 36526
T 251.626.2626
GMCNETWORK.COM

SITE PLAN

BALDWIN COUNTY HIGHWAY 6 - OAK ROAD

OAK PLACE
GULF SHORES, AL
PROJECT #CMOB200121

SITE PLAN

SCALE: 1"=40'
C-100
Sheet 4 of 12

REVISED FINAL SITE PLAN - RECEIVED 03-26-2021

Baldwin County Planning and Zoning Commission
Case No. S-21037 – Lambeth Subdivision
Development Permit Approval
Staff Report for Planning and Zoning Commission Public Hearing
April 1, 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: April 1, 2021 Development Permit Approval Pending

Attachments: Vicinity Map
Site Map
Proposed Preliminary Plat

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Planning District: District 2 – Unzoned

Location of Property: The subject property is located on the east side of Rabun Road, also known as County Road 47.

Parcel Number(s): 05-14-07-26-0-000-026.001

Report Prepared By: Mary Booth; Subdivision Coordinator

III. SUBDIVISION PROPOSAL:

Proposed number of Lots: 2

Linear Feet of Streets: N/A

Total Acreage: ± 10.74 acres

Smallest Lot Size: ± 4.91 acres

Owner/Developer: Darren B. Eady
20940 County Road 47
Perdido, AL 36562

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

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

IV. PUBLIC UTILITIES AND SITE CONSIDERATIONS:

Public Utilities Services:	Water:	On-Site Well
	Sewer:	On-Site Septic
	Electricity:	Southern Pine Electric

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

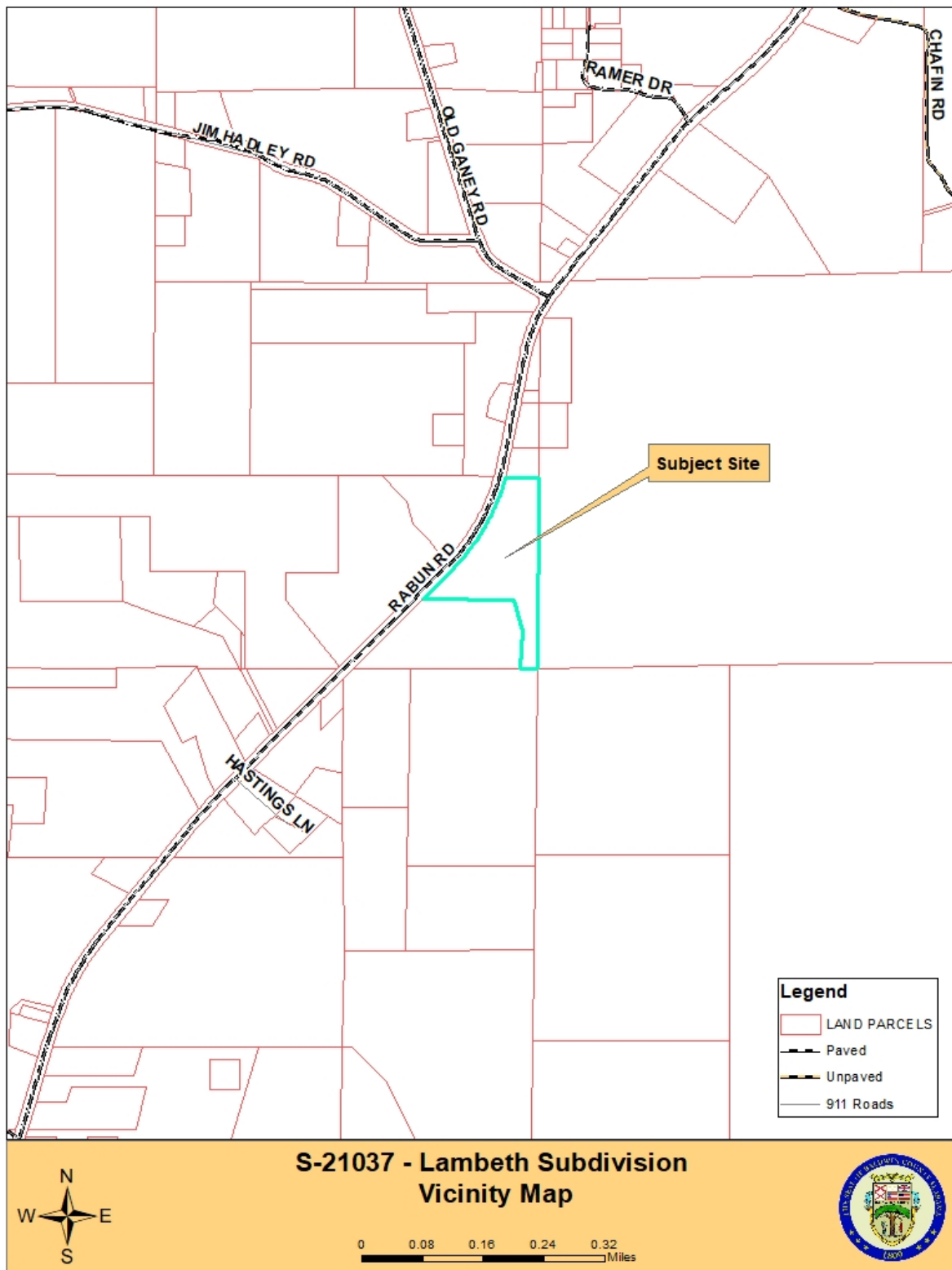
V. STAFF COMMENTS:

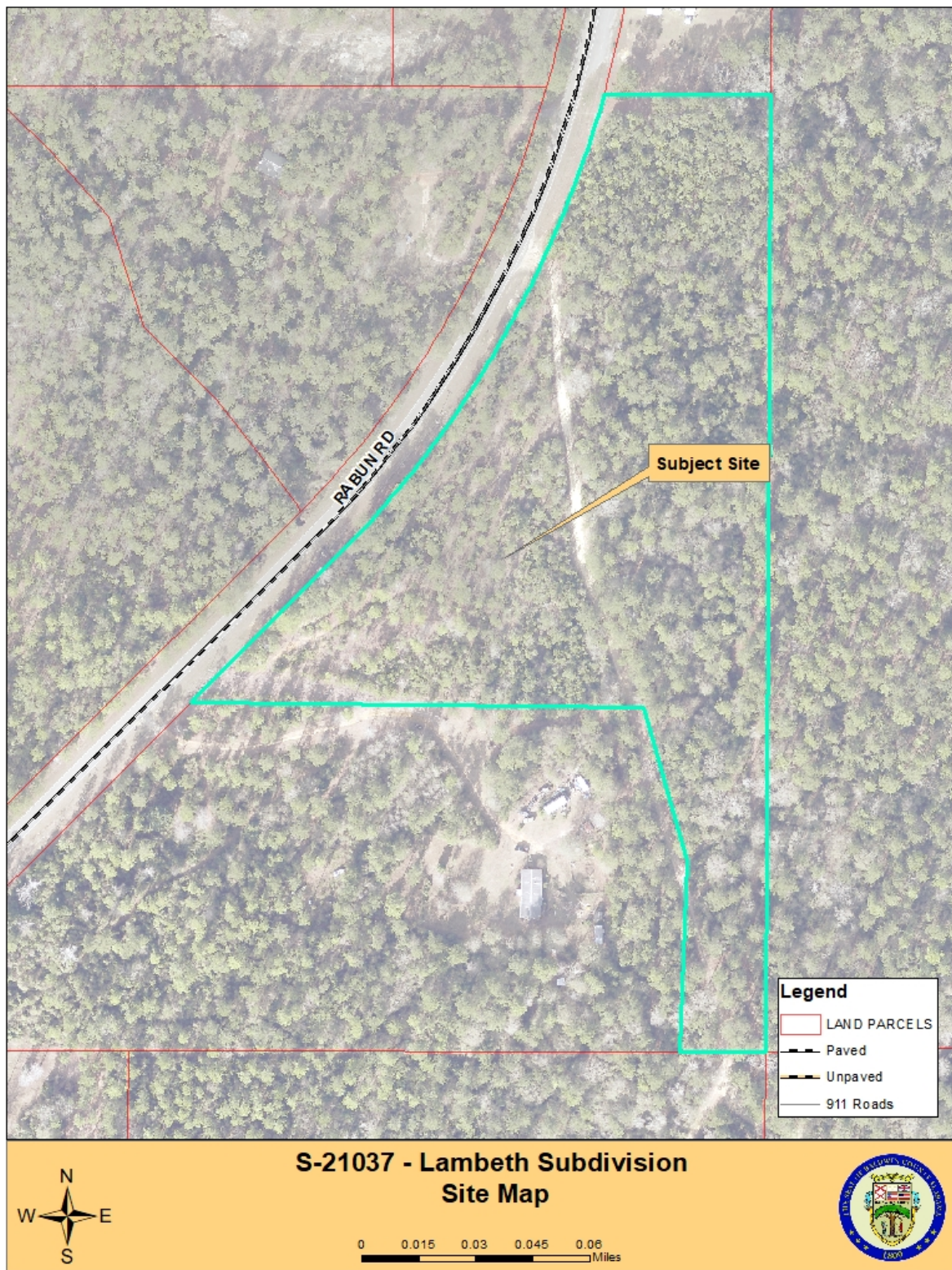
Items for consideration:

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

VI. RECOMMENDATIONS:

Staff recommends that the Development Permit application for Case No. S-21037, Lambeth Subdivision, be **APPROVED**.





LAMBETH SUBDIVISION

NOTES

1. All bearings shown hereon are relative to the West line of the surveyed parcel rotated to match a previous survey given to the surveyor by the client.
2. Corner monuments shown as set iron pins are 5/8" reinforcing bars with a diameter plastic cap stamped "56623".
3. Only Select Final Minor Improvements shown hereon.
4. This survey was prepared for the client shown and is not to be used for any other purpose without prior approval from this surveyor.
5. No monuments of record reflecting easements, right of ways, and/or ownership were furnished the surveyor, except as shown or noted.
6. No underground utilities or improvements have been located, except as shown or noted.
7. The survey was prepared without the benefit of an abstract of title or a title search unless stated hereon. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract, title search, or legal judgment rendered on the property.
8. Liability of the undersigned for the survey shown shall not exceed the amount paid for the survey.

CERTIFICATION OF OWNERSHIP AND DEDICATION

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, OWNER, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT, AND PLATTED TO BE KNOWN AS LAMBETH SUBDIVISION, A PART OF SECTION 26, T-1-N, R-3-E, BALDWIN COUNTY, AL, AND THAT THE STREETS SHOWN HEREON ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

DATED THIS THE _____ DAY OF _____, 2021

DARREN EADY, OWNER

CERTIFICATION OF NOTARY PUBLIC

STATE OF ALABAMA
COUNTY OF BALDWIN

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE _____ DAY OF _____, 2021

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CERTIFICATION OF FLOOD HAZARD ZONE

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP 010303025-M, EFFECTIVE DATE 01/17/02 AND REVISED 4/18/19, WHICH SHOWS THIS PROPERTY TO BE LOCATED IN ZONE "X" CLEAR.

DAVID LOWERY
ALABAMA REG. NO. 26623

Parcel Number: 05-14-07-26-0-000-022.000
PIN: 10184
Owner Name: PAUL, VELMA
Address: CO DOUGLAS 4 LINDA PARKER
City: DAY MINETTE
State: AL
Zip: 36507

Parcel Number: 05-14-07-26-0-000-028.000
PIN: 14271
Owner Name: PRISCO CONSOLIDATED SCHOOL
Address: CO RELIABLE PROPERTIES LLC
City: LOWEY
State: AL
Zip: 36551

Parcel Number: 05-14-07-26-0-000-026.000
PIN: 64536
Owner Name: JAY, NANCY J ETAL LIGHTSEY, DAVID C
Address: P O BOX 477
City: STOCKTON
State: AL
Zip: 36579

Parcel Number: 05-14-07-26-0-000-025.000
PIN: 10463
Owner Name: WATSON, MAZIE LOUISE DEER
Address: P O BOX 252
City: STOCKTON
State: AL
Zip: 36579

Parcel Number: 05-14-07-26-0-000-026.002
PIN: 317104
Owner Name: ZIEGLER, JOSEPH SHAWN ETAL ZIEGLER, KRIS
Address: 5 ROBO RABUN RD
City: DAY MINETTE
State: AL
Zip: 36507

Parcel Number: 05-14-07-35-0-000-001.005
PIN: 309746
Owner Name: EADY, DARREN B
Address: 20940 CO RD 47
City: PERDUE
State: AL
Zip: 36562

Parcel Number: 05-14-07-26-0-000-017.000
PIN: 64525
Owner Name: DUGALD, L L C
Address: CO REGIONS BANK
City: ARLINGTON
State: TX
Zip: 76094

Parcel Number: 05-14-07-26-0-000-004.000
PIN: 722295
Owner Name: WEEKLEY, J ROY ETAL TERR, L
Address: 1423 LONGBROOK DR NE
City: CULLMAN
State: AL
Zip: 36555

COUNTY ROAD 47 IS A MAJOR COLLECTOR AND THE MINIMUM HWY CONSTRUCTION SETBACK LINE IS 75 FEET FROM THE CENTERLINE OF THE R.O.W.

THE DEEDS FOR THE R.O.W FOR COUNTY ROAD 47 SHOW A 60' R.O.W. SUCH AS IN DB 134 PAGE 24C. ALL OF THE EXISTING SURVEY MONUMENTS FOUND ON THIS PARCEL AND THE ADJACENT PARCELS INDICATE AN 80' R.O.W.

HIGHWAY CONSTRUCTION SETBACK LINE WILL FALL 9' INSIDE THE FRONT SETBACK LINE.

UTILITY PROVIDERS

WELL	WATER
SOUTHERN PINE ELECTRIC	ELECTRICITY
NONE - ON SITE	SEWER

BUILDING SETBACKS:

ZONING:	NONE
SETBACKS:	
FRONT:	40'
REAR:	40'
SIDE:	10'

SITE DATA:

SMALLEST LOT:	4.91 Acres
LARGEST LOT:	5.83 Acres
TOTAL # OF LOTS:	2
TOTAL AREA:	10.74 Acres
UNIM. FT. STREETS:	0
PLANNING DISTRICT:	2

OWNER & DEVELOPER

DARREN B EADY
20940 COUNTY ROAD 47
PERDUE, AL 36562

SURVEYOR

DAVID LOWERY SURVEYING LLC
55204 MARTIN LN
STOCKTON, AL 36579
DAVID LOWERY, PLS. LIC. NO. 26623

NOTE

THERE IS A DEDICATED HEREWITH A 15 FOOT DRAINAGE AND UTILITY EASEMENT ON ALL SIDE LOT LINES AND LINES ADJACENT TO THE R.O.W AND A 15 FOOT UTILITY AND DRAINAGE EASEMENT ON ALL REAR LOT LINES UNLESS OTHERWISE NOTED.

PLAT OF PRELIMINARY-FINAL PLAT PREPARED FOR

DARREN EADY
BALDWIN COUNTY, AL.

DWG. NO.	SURVEY DATE	SCALE
BY: DRL	FEB. 2021	1"=80'
DRAWN BY: DRL	DAVID LOWERY	

LEGEND AND SYMBOLS

(**)	RECORD BEARING/DISTANCE
OE	OVERHEAD ELECTRIC
●	SET IRON PIN
○	FOUND IRON PIN
△	PIN NOT SET OR RECOVERED
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
—	NOT TO SCALE
—	FENCE
—	FENCE CORNER POST
□	CONCRETE MONUMENT

DAVID LOWERY
SURVEYING, L.L.C.

55204 MARTIN LN
STOCKTON, AL 36579
251-937-2757 ph. 251-937-2756 fax
dsurvey25@hotmail.com

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF PROPERTY

STATE OF ALABAMA
COUNTY OF BALDWIN

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

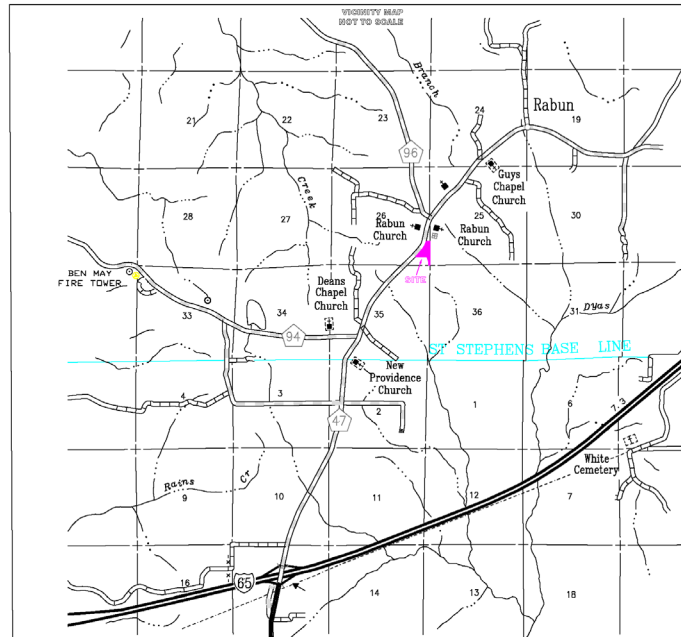
Beginning at a 1/2" CAPPED REBAR 1/4" IN DIAMETER AT THE SE CORNER OF SEC. 26, T-1-N, R-3-E, BALDWIN CO., AL; thence N89°24'42" E, a distance of 120.06 feet to a 1/2" CAPPED REBAR 1/4" IN DIAMETER; thence N02°11'56" E, a distance of 266.55 feet to a 1/2" CAPPED REBAR 1/4" IN DIAMETER; thence N15°40'00" E, a distance of 221.00 feet to a 1/2" CAPPED REBAR 1/4" IN DIAMETER; thence N09°23'55" W, a distance of 626.26 feet to a 1/2" CAPPED REBAR on the Eastern R.O.W of County Road 47; thence N45°07'54" E, along said R.O.W a distance of 317.75 feet to a 1/2" CAPPED REBAR; thence N09°23'55" W, along said R.O.W along a curve to the left, having a Radius of 1,467.00 feet, a chord of N02°11'56" E 724.55 feet, an arc length of 731.92 feet to a 1/2" CAPPED REBAR 1/4" IN DIAMETER; thence S09°47'54" E, leaving said R.O.W a distance of 250.36 feet to a 1/2" CAPPED REBAR on the East line of said Section; thence S02°11'45" N, along said Section line a distance of 1,350.55 feet to the POINT OF BEGINNING, Said parcel containing 10.74 acres, more or less.

And that the plat or map contained hereon is a true and correct map showing the subdivision into which the property described is divided giving the length and bearing 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, and map further shows the relation of the land so platted to the Government Survey, and that permanent monuments have been placed at points marked thus (●) hereon shown. I further certify that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Precision of land surveying in the State of Alabama to the best of my knowledge, information, and belief.

WITNESS my hand this 20th day of February, 2021.

Surveyor

Alabama License # 26623



REVISED FINAL PLAT - RECEIVED 03-24-2021