



## Baldwin County Planning & Zoning Commission Agenda

Thursday, June 3, 2021

4:00 p.m.

Baldwin County Central Annex

Main Auditorium

22251 Palmer Street

Robertsdale, Alabama

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

1. **Call to order.**
2. **Invocation and prayer.**
3. **Pledge of Allegiance.**
4. **Roll call.**
5. **Approval of meeting minutes:**  
  
May 6, 2021 meeting minutes
6. **Announcements/Registration to address the Commission.**
7. **Consideration of Applications and Requests: Subdivision Cases**  
  
a.) **Case S-21051 – East Ninety Subdivision, Variance Request**

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

Purpose: The applicant is requesting Variance approval from the Baldwin County Planning and Zoning Commission to allow the drainage easement along the west side of a portion of proposed lot 1 be reduced from 15' to 10'.

Location: The subject property is located on the south side of US Hwy 90, west of Ard Road in the Elsanor area.

## 8. Consideration of Applications and Requests: Rezoning Cases

### a.) Case P-21006, Lorna Kristene Kilmer Revocable Trust Property

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

Purpose: The applicant is requesting conditional use approval to allow a riding academy for children on 3 acres, zoned RSF-E.

Location: North side of Oakberry Lane, in Planning District 12.

### b.) Case Z-21016, Pate Property

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

Purpose: The applicant is requesting to rezone 2.08 acres from RSF-1 to RSF-E to allow an accessory structure and horses on the property.

Location: 29086 Josephine Drive, in Planning District 32.

### c.) Case Z-21017 Kings Court Trust Property

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

Purpose: The applicant is requesting to rezone 3.006 acres from RSF-1 to RV-2 to allow development of an RV Park on the property.

Location: Northwest corner of Grantham Road and County Road 26, in Planning District 21.

**9. Old Business:**

**a.) S-19039-Isabella Estates**

Purpose: The applicant is requesting Development Permit extension approval for the 5-lot subdivision, Isabella Estates, from the Baldwin County Planning and Zoning Commission.

Location: Western side of County Road 112 between Horseneck Road and Phillipsville Road (County Road 61)

**10. New Business:**

**11. Public Comments:**

**12. Reports and Announcements:**

Staff Reports

Legal Counsel Report

Next Regular Meeting: **July 8, 2021**

**13. Adjournment.**

**Baldwin County Planning and Zoning Commission**  
**Case No. S-21051 – East Ninety Subdivision**  
**Variance Request Approval**  
**Staff Report for Planning and Zoning Commission Public Hearing**  
**June 8, 2021**  
**Agenda Item 7.a**

---

This report is prepared by the Baldwin County Planning and Zoning Department 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:** June 8, 2021 Variance Request 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 US HWY 90, west of Ard Road in the Elsanor area.

**Parcel Number:** 05-40-09-31-0-000-024.000

**Report Prepared By:** J. Buford King, Development Review Planner

**III. SUBDIVISION PROPOSAL:**

**Proposed number of Lots:** 2

**Linear Feet of Streets:** N/A

**Total Acreage:** ±24.14 acres

**Smallest Lot Size:** ±1.47  
acres

**Owner/Developer:** Thomas Robert Trebesh, Trustee, Revocable  
8982 Orlando Avenue  
Navarre, FL 332566

**Surveyor:** Stuart L. Smith, PLS  
Goodwyn, Mills, and Cawood, LLC  
20396 Main Street  
Daphne, AL 36526



**Request:** The applicant is requesting a Variance approval for the above-mentioned subdivision from the Baldwin County Planning and Zoning Commission to allow the drainage easement along the west side of a portion of proposed lot 1 to be reduced from 15' to 10'.

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

|                                   |              |              |
|-----------------------------------|--------------|--------------|
| <b>Public Utilities Services:</b> | Water:       | Private Well |
|                                   | Sewer:       | Septic       |
|                                   | Electricity: | Baldwin EMC  |
|                                   | Telephone:   | Centurylink  |

**Transportation:** The proposed lots front US HWY 90, an ALDOT-maintained paved road.

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

##### Items for consideration:

A variance shall not be approved unless there are findings based upon the evidence presented in each specific case that:

(a) The granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property.

- Staff does not believe the granting of a variance in this particular case will be detrimental to the public safety, health or welfare or injurious to other property because the adjoining property is encumbered by an existing 15' wide drainage and utility easement as recorded via Slide 2669-A. Combined, the requested 10' drainage and utility easement and the existing 15' drainage and utility easement within Slide 2669-A total 25' in width, which exceeds the total width requirement of section 5.11.6.

(b) The conditions upon which the request for a variance is based are unique to the property for which the variance is sought.

- No features unique to the property for which a variance is required could be identified by staff.

(c) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out;

- No particular physical surroundings, shape, or topographical conditions of the specific property involved could be identified by staff that would create a hardship for which a variance is justified.

(d) The variance will not in any manner vary the provisions of other adopted policies and regulations of the Baldwin County Commission.

- No impact expected

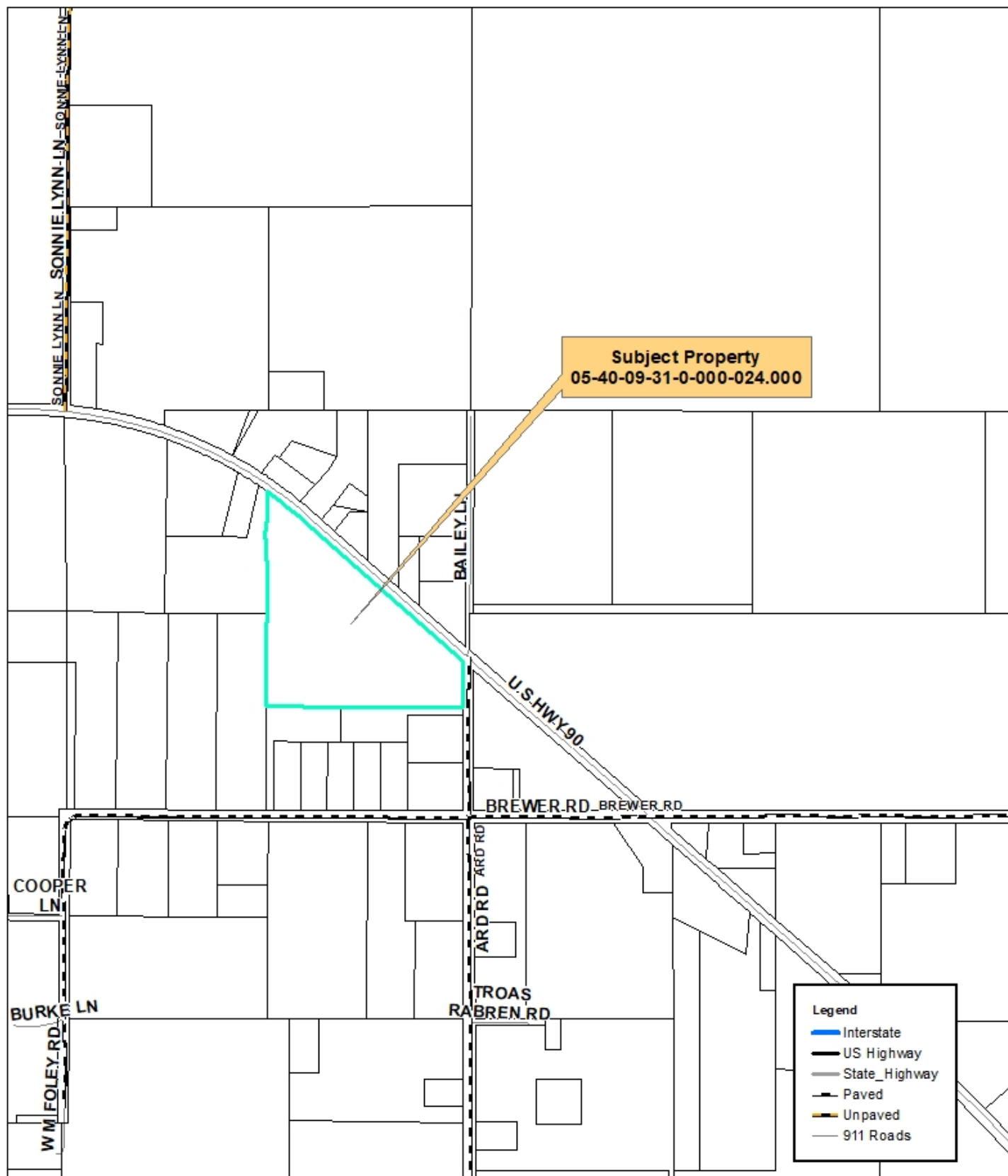
(e) Inconvenience, financial concerns, or self-imposed conditions shall not be considered as a hardship for the purpose of granting the variance.

- A 0.06 acre parcel was conveyed to subject property from the adjoining property to the west and a common lot line movement reflecting the conveyance is shown on slide 2669-A. Though an effort was made to increase clearance around the west side of the existing building, the lack of

space created for the drainage and utility easement within this conveyance appears to be a self-imposed condition.

## **VI. RECOMMENDATIONS:**

- Staff recognizes and illuminates for the Planning Commission that subject property may contain a practical difficulty due to the placement of an existing building, and also recognizes that an apparent effort was made to convey (0.06 acres) from the adjoining property to the west to create additional clearance around the west side of the existing building, possibly to allow placement of building setbacks on the property.
  - That effort did not produce sufficient clearance for the required 15' drainage and utility easements, and thus appears to create a self-imposed condition.
- No evidence was found by staff or provided by the applicant indicating that a physical hardship or unique feature of the property exists that creates a hardship for which a variance from the drainage and utility easements requirements is warranted.
- Staff recognizes and illuminates for the Planning Commission that if the variance is approved, staff does not believe the variance will be detrimental to the public safety, health or welfare or injurious to other property as more-fully described above.
- Staff recommends that the Variance for Case No. S-21051, East Ninety Subdivision be **DENIED**.

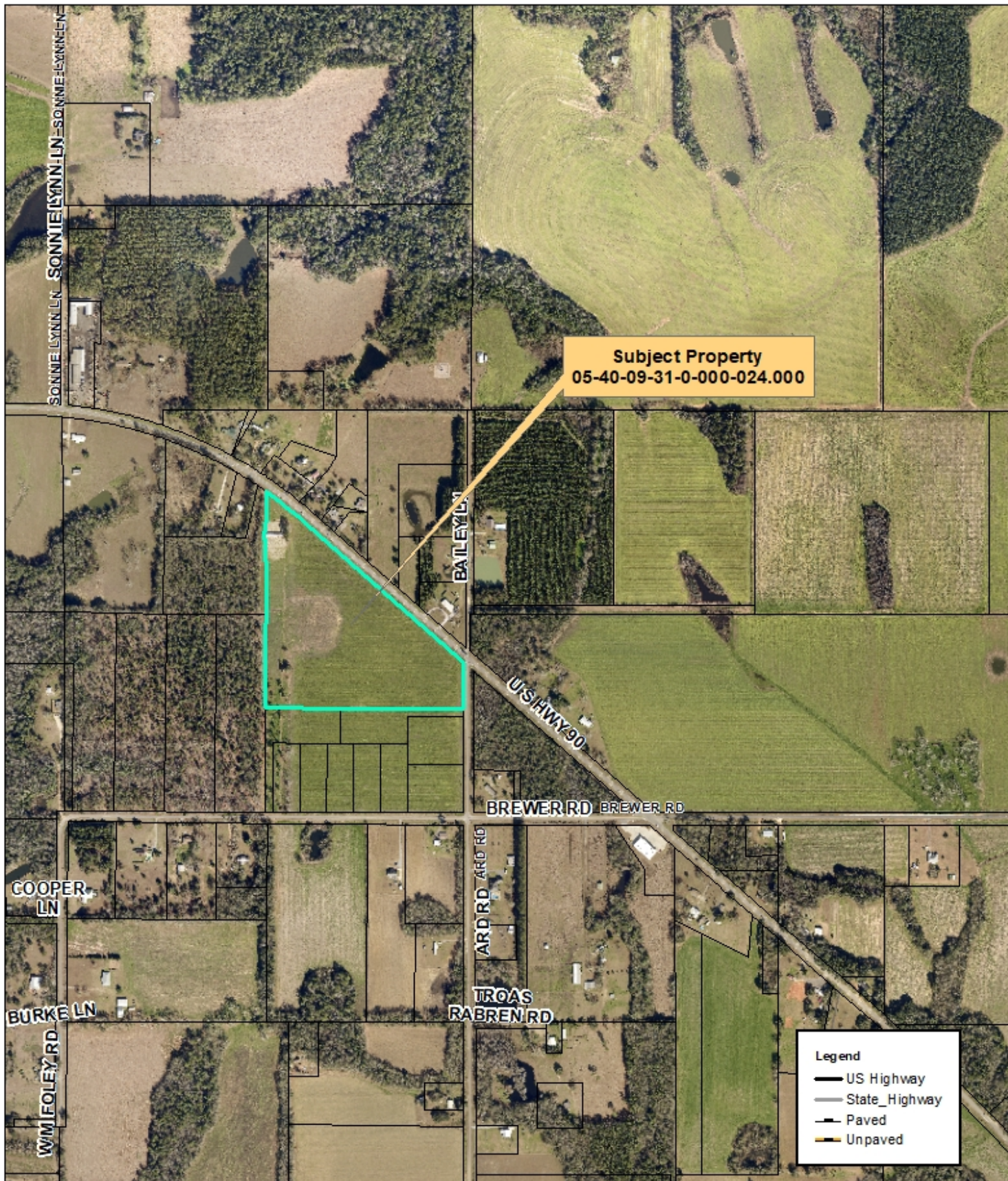


S-21051 East Ninety Subdivision  
Variance Request Vicinity Map



0 312.5 625 1,250 1,875 2,500 Feet



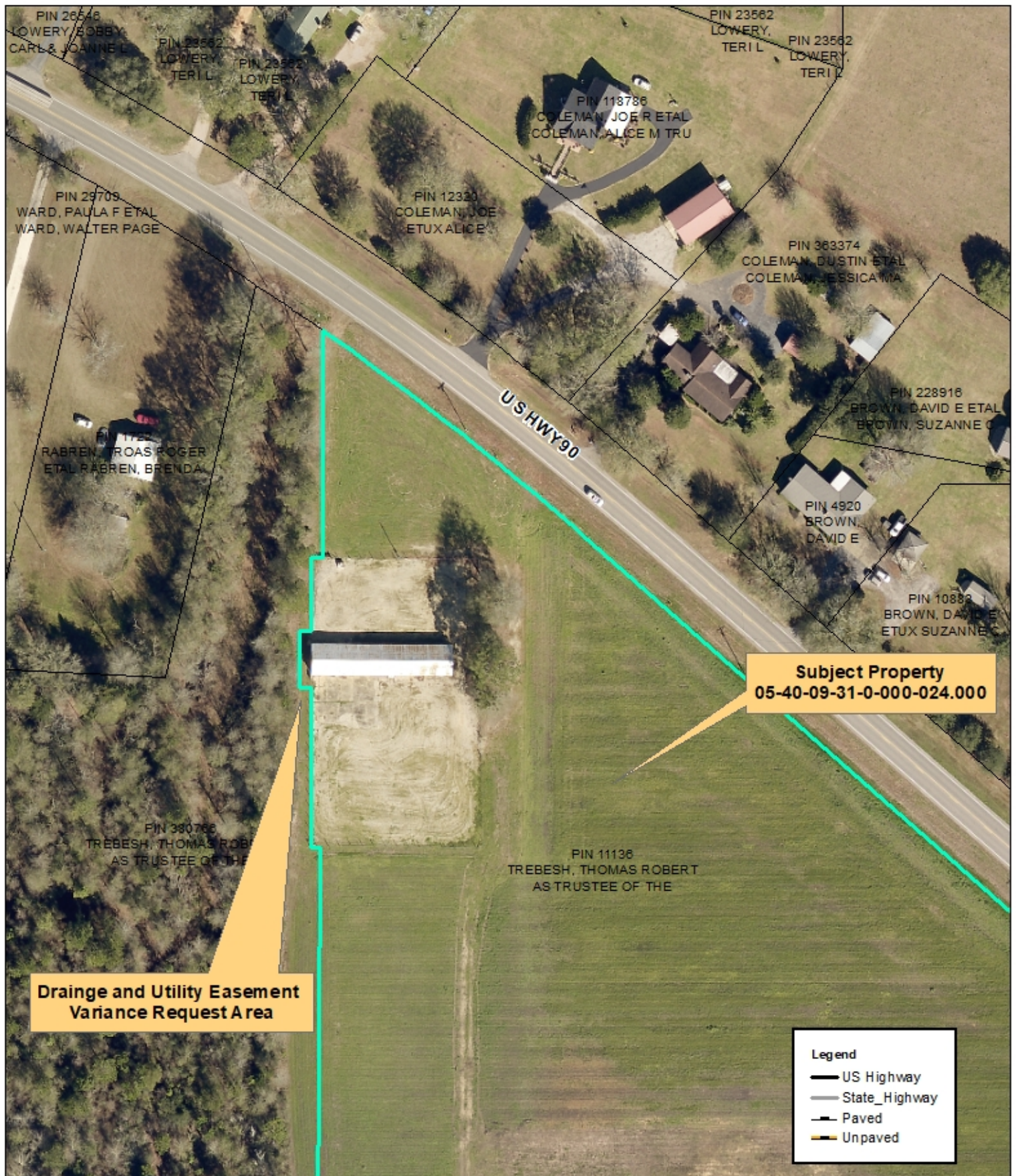


S-21051 East Nintey Subdivision  
Variance Request Site Map



0 312.5 625 1,250 1,875 2,500 Feet





## S-21051 East Nintey Subdivison Variance Request Enlarged Site Map

0 40 80 160 240 320 Feet







# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

### Agenda Item

Case No. P-21006

Conditional Use Approval

June 3, 2021

Agenda Item 8.a

## Subject Property Information

**Planning District:** 12  
**General Location:** North side of Oakberry Lane, east of Oakberry Court  
**Physical Address:** N/A  
**Parcel Number:** 05-41-02-10-0-000-005.012  
**Current Zoning:** RSF-E, Single Family Estate District  
**Existing Land Use:** Vacant  
**Proposed Land Use:** Riding Academy for Children  
**Acreage:** 3 acres  
**Applicant:** Lorna Steadham and Kara Glass  
18810 Florida Street  
Robertsdale, AL 36567  
**Owner:** Lorna Kristene Kilmer as Trustee of the  
Lorna Kristene Kilmer Revocable Trust  
27889 County Road 65  
Loxley, AL 36551  
**Lead Staff:** Linda Lee, Planner  
**Attachments:** *Within Report*

|       | Adjacent Land Use | Adjacent Zoning                      |
|-------|-------------------|--------------------------------------|
| North | Agricultural      | RA, Rural Agricultural District      |
| South | Residential       | RSF-E, Single Family Estate District |
| East  | Residential       | RSF-E, Single Family Estate District |
| West  | Residential       | RSF-E, Single Family Estate District |

## Summary and Recommendation

The applicant is requesting Conditional Use approval to allow for a Horse Riding Academy for Children. On property zoned Single Family Estate District, a Riding Academy may be allowed through the Conditional Use process, subject to the approval of the Planning Commission.

Per the applicant, horse riding lessons are currently being provided Tuesday, Thursday and Friday afternoons from 3:30pm to 6:00pm and Saturday and Sunday from 10:00am to 5:00pm for no more than three (3) children at a time.

Staff recommends that Case P-21006, Kilmer Revocable Trust Property be **APPROVED\*** subject to the conditions outlined at the end of this staff report.

## 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                    | 80,000 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 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           |

**Agriculture/agricultural uses.** The use of land for agricultural purposes, including farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, and animal and poultry husbandry and related accessory uses.

#### Agency Comments

##### **Baldwin County Highway Department:**

**From:** Alfreda Jeffords <[Weesie.Jeffords@baldwincountyal.gov](mailto:Weesie.Jeffords@baldwincountyal.gov)>

**Sent:** Monday, May 17, 2021 11:52 AM

**To:** D Hart <[DHart@baldwincountyal.gov](mailto:DHart@baldwincountyal.gov)>

**Cc:** Tyler W. Mitchell <[TMITCHELL@baldwincountyal.gov](mailto:TMITCHELL@baldwincountyal.gov)>; Buford King <[Buford.King@baldwincountyal.gov](mailto:Buford.King@baldwincountyal.gov)>

**Subject:** RE: P-21006

DJ,

The driveway will need to be improved to a commercial turnout. This would be done through the Permit section with a commercial turnout application that is attached.

Thanks,  
Weesie

#### Staff Analysis and Findings

The applicant is requesting Conditional Use approval to allow for a Horse Riding Academy for Children. On property zoned Single Family Estate District, a Riding Academy may be allowed through the Conditional Use process, subject to the approval of the Planning Commission.

Staff received a complaint from one neighbor that people were turning around in his driveway and knocking on his door looking for the riding academy. Staff believes that the addition of a commercial turnout and proper signage should alleviate that concern.

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

**Section 18.11.1 Authorization.** The Planning Commission may, under the prescribed standards and procedures contained herein, authorize the construction or initiation of any use that is expressly permitted as a Conditional

Use in a particular zoning district; however, the county reserves full authority to deny any request for Conditional Use, to impose conditions on the use, or to revoke approval at any time, upon finding that the permitted use will or has become unsuitable and incompatible in its location as a result of any nuisance or activity generated by the use.

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

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

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

|                         | RR | RA | CR | RSF-E | RSF-1 | RSF-2 | RSF-3 | RSF-4 | RTF-4 | RSF-6 | RTF-6 | RMF-6 | HDR | RMH | B-1 | B-2 | B-3 | B-4 | RV-1 | RV-2 | LB<br><small>(4000-10000 sq ft)</small> | LB<br><small>(10000-25000 sq ft)</small> | MR | OR | TR | M-1 | M-2 |  |
|-------------------------|----|----|----|-------|-------|-------|-------|-------|-------|-------|-------|-------|-----|-----|-----|-----|-----|-----|------|------|---|--|----|----|----|-----|-----|--|
| Restaurant, fast food   | S  |    |    |       |       |       |       |       |       |       |       |       |     |     |     |     | C   | P   |      |      |   |  |    |    |    | P   | P   |  |
| OUTDOOR RECREATION USES |    |    |    |       |       |       |       |       |       |       |       |       |     |     |     |     |     |     |      |      |   |  |    |    |    |     |     |  |
| Arboretums              | P  | P  | P  | C     | C     | C     | C     | C     | C     | C     | C     | C     | C   | C   | C   | C   | P   | P   |      |      |   |  | P  | P  | P  | P   | P   |  |
| Ball fields             | P  | P  | P  | C     | C     | C     | C     | C     | C     | C     | C     | C     | C   | C   | C   | C   | P   | P   |      |      |   |  | P  | P  | P  | P   | P   |  |
| Golf course             | P  | P  | P  | C     | C     | C     | C     | C     | C     | C     | C     | C     | C   | C   | C   | C   | P   | P   |      |      |   |  | P  | P  | P  | P   | P   |  |
| Park or playground      | P  | P  | P  | C     | C     | C     | C     | C     | C     | C     | C     | C     | C   | C   | C   | C   | P   | P   |      |      |   |  | P  | P  | P  | P   | P   |  |
| Riding academy          | P  | P  | P  | C     | C     | C     | C     | C     | C     | C     | C     | C     | C   | C   | C   | C   | P   | P   |      |      |   |  | P  | P  | P  | P   | P   |  |
| Swimming pool (outdoor) | P  | P  | P  | C     | C     | C     | C     | C     | C     | C     | C     | C     | C   | C   | C   | C   | P   | P   |      |      |   |  | P  | P  | P  | P   | P   |  |
| Tennis court (outdoor)  | P  | P  | P  | C     | C     | C     | C     | C     | C     | C     | C     | C     | C   | C   | C   | C   | P   | P   |      |      |   |  | P  | P  |    | P   | P   |  |
| Wildlife sanctuary      | P  | P  | P  | C     | C     | C     | C     | C     | C     | C     | C     | C     | C   | C   | C   | C   | P   | P   |      |      |   |  | P  | P  | P  | P   | P   |  |

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

The subject property is currently occupied with approximately five horses and a gated horse arena. The adjoining properties are residential, and agricultural. The applicant is required to provide a commercial turnout per the Baldwin County Highway Department.

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

The proposed riding academy should not unduly decrease the value of neighboring property. Per the applicant, she has had horses on the property for the last twelve years.

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

Staff knows of no excessive burdens or negative impacts which would result from approval of this conditional use application.

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

#### Staff Comments and Recommendation

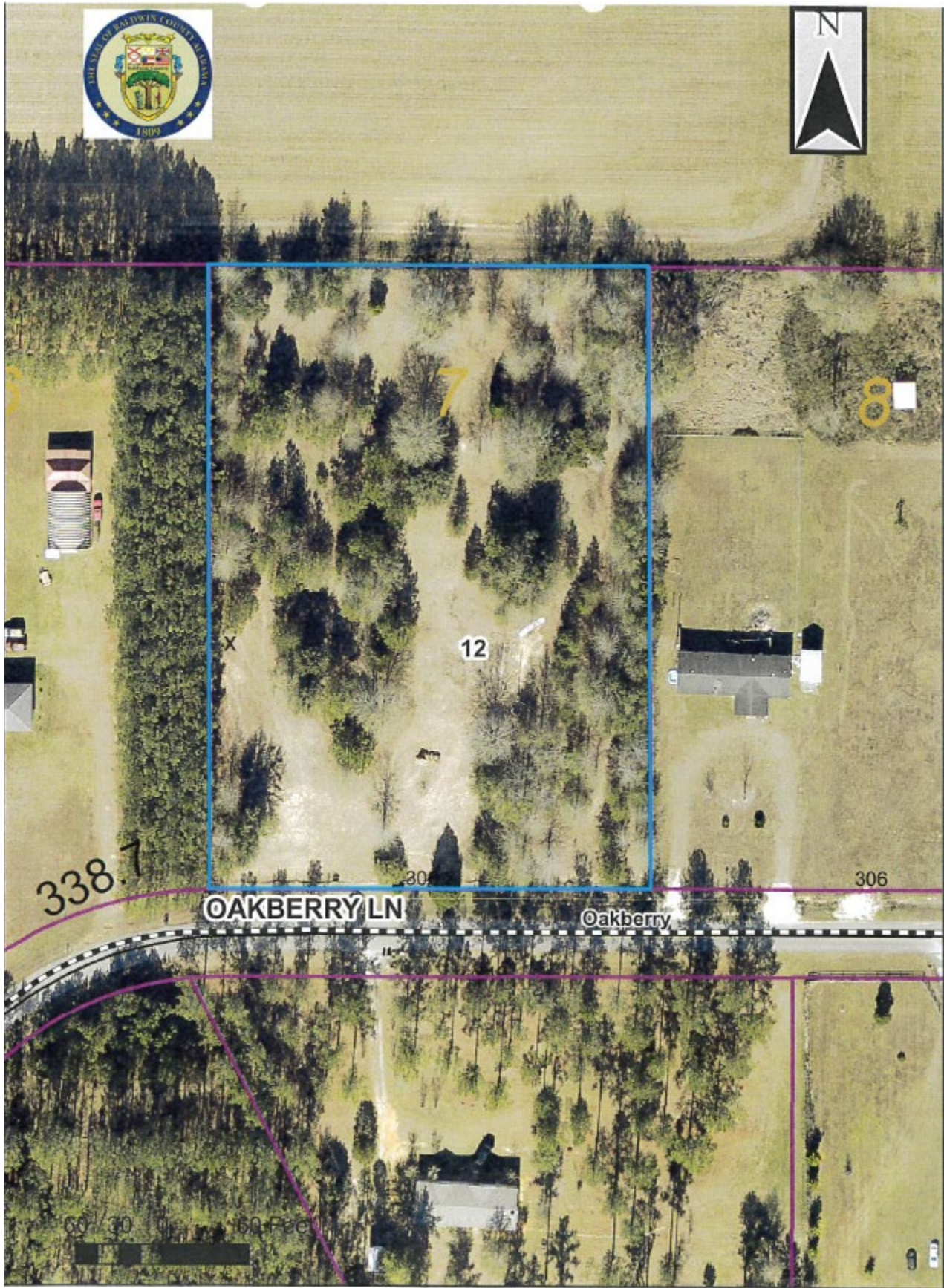
Staff recommends that Case P-21006 be **APPROVED**, subject to the following conditions:

- ❖ Approval shall be for this applicant and this location only.
- ❖ A land use certificate shall be obtained within six (6) months from the date of approval.
- ❖ Hours of operation are limited to 10:00am to 6:00pm daily.
- ❖ Allowed Signage is posted to identify the Riding Academy location.
- ❖ Any major changes and/or additions shall result in further review and approval by the Planning Commission.

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



Site Plan





## Property Images







Adjoining Property  
to the east

5/20/21



Property across the  
road from subject  
property

5/20/21



Pictures taken with C-210018

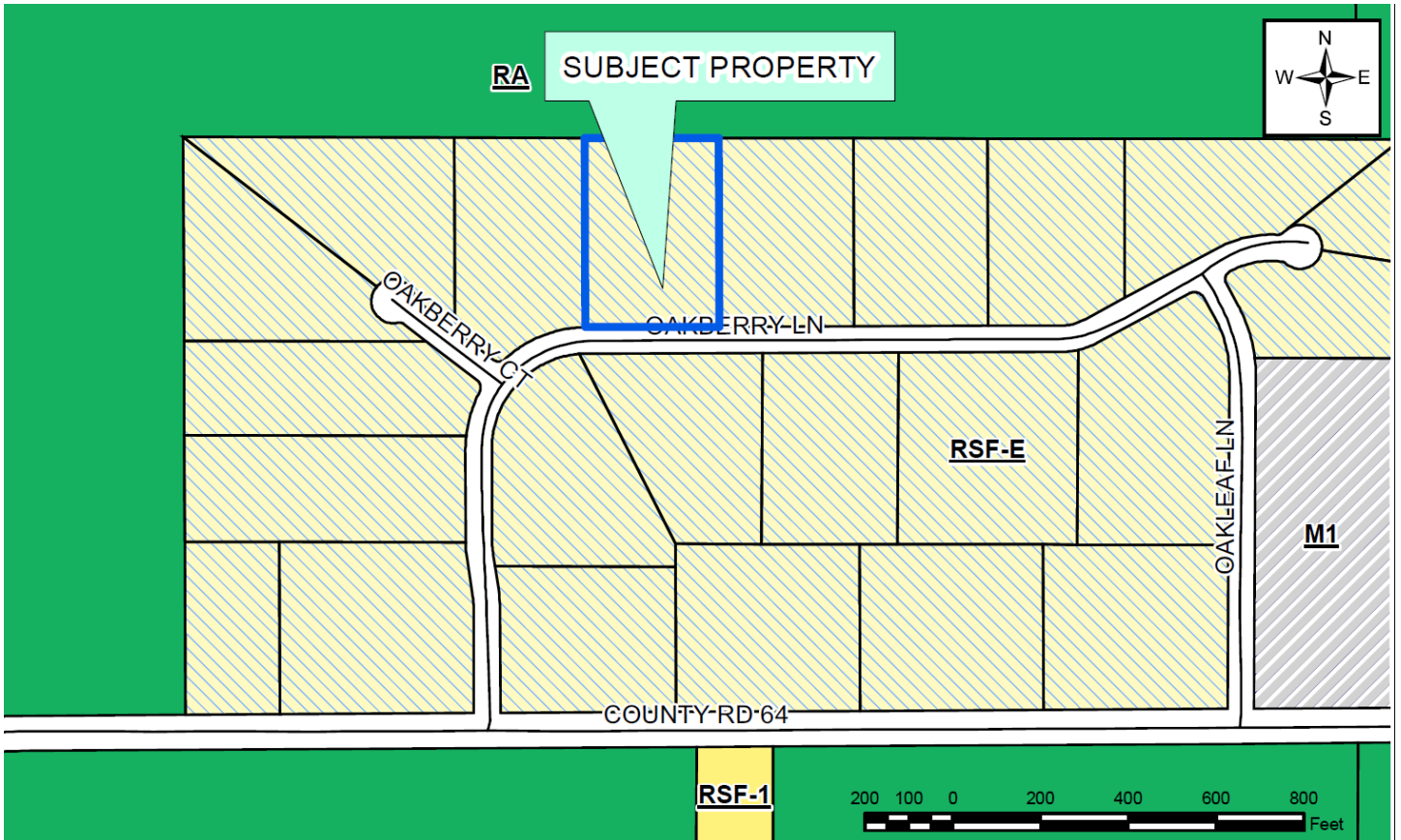








## Locator Map



## Site Map





# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

### Agenda Item

Case No. Z-21016

### Pate Property

Rezone RSF-1, Single Family District to RSF-E, Single Family Estate District

June 3, 2021

### Agenda Item 8.b

## Subject Property Information

**Planning District:** 32  
**General Location:** South side of Josephine Drive east of Marjon Lane  
**Physical Address:** 6409 Josephine Drive  
**Parcel Number:** 05-62-07-25-0-000-055.000  
**Existing Zoning:** RSF-1, Single Family District  
**Proposed Zoning:** RSF-E, Single Family Estate District  
**Existing Land Use:** Undeveloped  
**Proposed Land Use:** Accessory Structure for Agricultural Equipment and to allow Horses  
**Acreage:** 2.26± acres  
**Applicant:** Stephen and Karen Pate  
28617 N. Quarry Drive  
Elberta, AL 36530  
**Owner:** Same  
**Lead Staff:** Linda Lee, Planner  
**Attachments:** *Within Report*

|       | Adjacent Land Use | Adjacent Zoning                 |
|-------|-------------------|---------------------------------|
| North | Undeveloped       | RA, Rural Agricultural District |
| South | Residential       | RA, Rural Agricultural District |
| East  | Residential       | RMF-6, Multi-Family District    |
| West  | Residential       | RSF-1, Single Family District   |

## Summary

The subject property is currently zoned RSF-1, Single Family District, and is currently undeveloped. The property adjoins Josephine Drive to the south. The adjoining properties are residential, and vacant. The requested zoning designation is RSF-E, Single Family Estate District. According to the submitted information, the purpose of this request is to accommodate an accessory structure to house agricultural equipment and allow horses on the property.



## Section 4.2 RSF-1, Single Family District

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

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

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

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

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

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

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

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

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

## 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                    | 80,000 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 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:

**From:** Alfreda Jeffords <[Weesie.Jeffords@baldwincountyal.gov](mailto:Weesie.Jeffords@baldwincountyal.gov)>

**Sent:** Monday, May 17, 2021 11:22 AM

**To:** D Hart <[DHart@baldwincountyal.gov](mailto:DHart@baldwincountyal.gov)>

**Cc:** Tyler W. Mitchell <[TMITCHELL@baldwincountyal.gov](mailto:TMITCHELL@baldwincountyal.gov)>; Buford King <[Buford.King@baldwincountyal.gov](mailto:Buford.King@baldwincountyal.gov)>

**Subject:** RE: Z-21016

DJ,

Baldwin County does maintain this roadway. The driveway connection would be applied for through Area 300 Maintenance facility

Thanks,  
Weesie

#### Baldwin County Subdivision Department:

**From:** Buford King <[Buford.King@baldwincountyal.gov](mailto:Buford.King@baldwincountyal.gov)>

**Sent:** Monday, May 17, 2021 2:16 PM

**To:** D Hart <[DHart@baldwincountyal.gov](mailto:DHart@baldwincountyal.gov)>; Mary Booth <[MBOOTH@baldwincountyal.gov](mailto:MBOOTH@baldwincountyal.gov)>

**Cc:** Alfreda Jeffords <[Weesie.Jeffords@baldwincountyal.gov](mailto:Weesie.Jeffords@baldwincountyal.gov)>; Tyler W. Mitchell <[TMITCHELL@baldwincountyal.gov](mailto:TMITCHELL@baldwincountyal.gov)>

**Subject:** RE: Z-21016

Hi DJ, no real subdivision comments on this one, I think this is strictly land use

**From:** Mary Booth <[MBOOTH@baldwincountyal.gov](mailto:MBOOTH@baldwincountyal.gov)>

**Sent:** Monday, May 17, 2021 1:07 PM

**To:** D Hart <[DHart@baldwincountyal.gov](mailto:DHart@baldwincountyal.gov)>

**Cc:** Buford King <[Buford.King@baldwincountyal.gov](mailto:Buford.King@baldwincountyal.gov)>

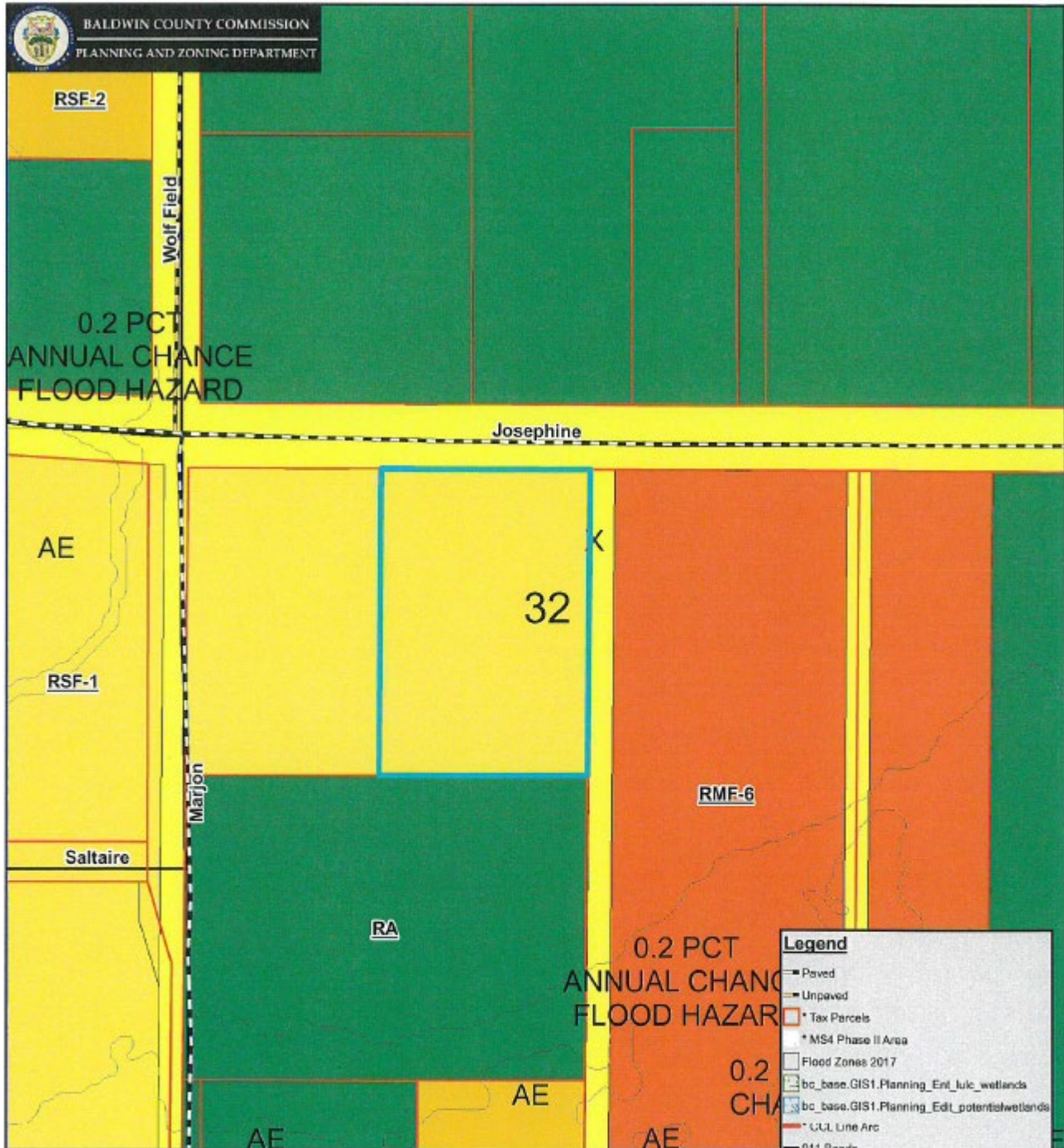
**Subject:** RE: Z-21016

I have no comments.

Thanks,  
Mary

**Alabama Department of Transportation:** No comments received

# Survey



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



## 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, Single Family District, and is undeveloped. The adjacent properties are zoned RSF-1, RMF-6, and RA. The adjacent uses are residential. The requested change is a residential designation which allows agricultural uses. Staff believes 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 32 zoning map was adopted in December 1995. The subject property was zoned RA, Rural Agricultural District at that time. In 2016, the property owner requested an automatic rezoning from RA, Rural Agricultural District to RSF-1, Single Family District to allow the original parcel to be divided into two parcels.



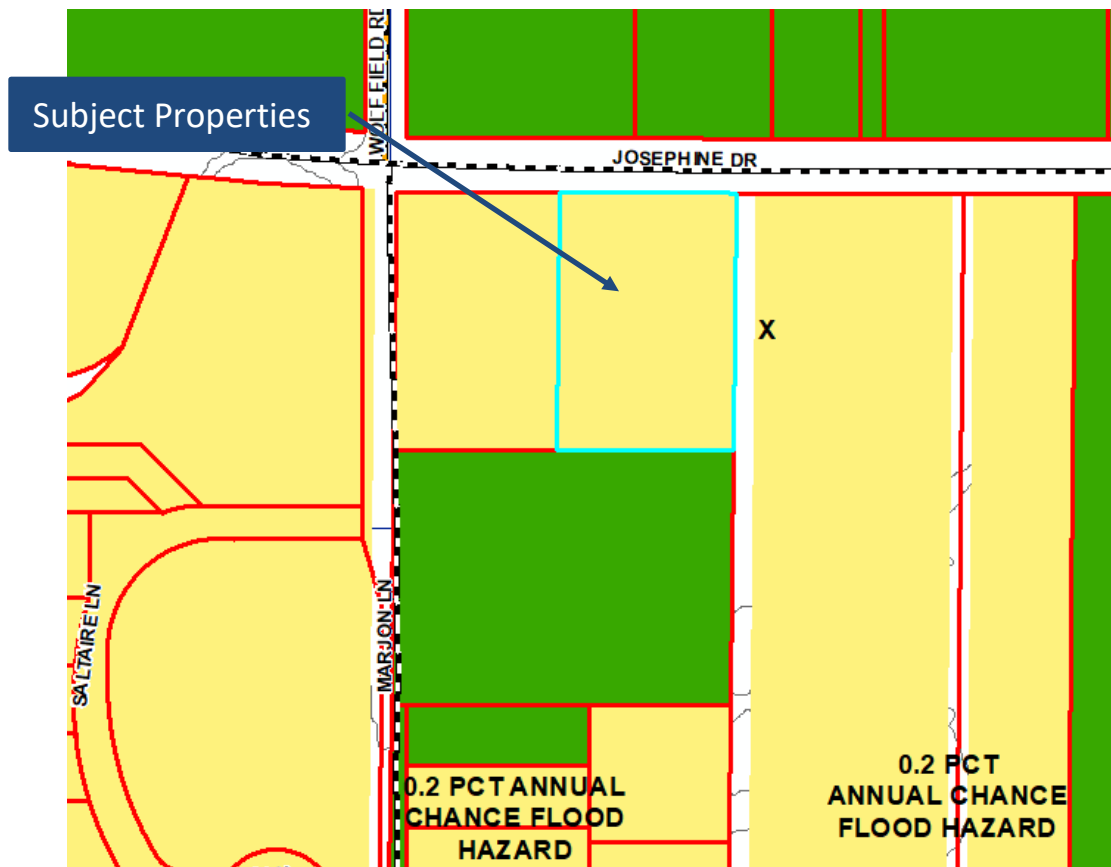
### 3.) Does the proposed zoning better conform to the Master Plan?

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. 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 proposed zoning change conforms to the Master Plan.



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

Staff is unaware of any planned public improvements.

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

Per the Federal Highway Administration, the functional classification of Josephine Drive is local. Locally classified roads account for the largest percentage of all roadways in terms of mileage. They are not intended for use in long distance travel, except at the origin or destination end of the trip, due to their provision of direct access to abutting land. Bus routes generally do not run on Local Roads. They are often designed to discourage through traffic. As public roads, they should be accessible for public use throughout the year. Access to this site would require approval from the Baldwin County Highway Department. The proposed change would allow for the proposed accessory structure which should not adversely affect 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.**

The RSF-E zoning designation allows for residential and agricultural uses which would be consistent with the development patterns in the area and appropriate for orderly development of the community.



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

This area of Planning District 32 consists mostly of residential and agricultural zoning districts. Adjacent properties are zoned for residential and agricultural uses. Therefore, staff believes the proposed rezoning is a logical expansion of adjacent zoning districts and appropriate for the lot size.

**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.

**11.) Other matters which may be appropriate.**

The Highway Construction Setback for Josephine Drive is 40 feet from the centerline of the right-of-way.

**Staff Comments and Recommendation**

As stated previously, the subject property is currently zoned RSF-1, Single Family District, and is currently undeveloped. The property adjoins Josephine Drive to the south. The adjoining properties are residential, and vacant. The requested zoning designation is RSF-E, Single Family Estate District. According to the submitted information, the purpose of this request is to accommodate an accessory structure to house agricultural equipment and allow horses on the property.

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







**Property across the  
road to the north**



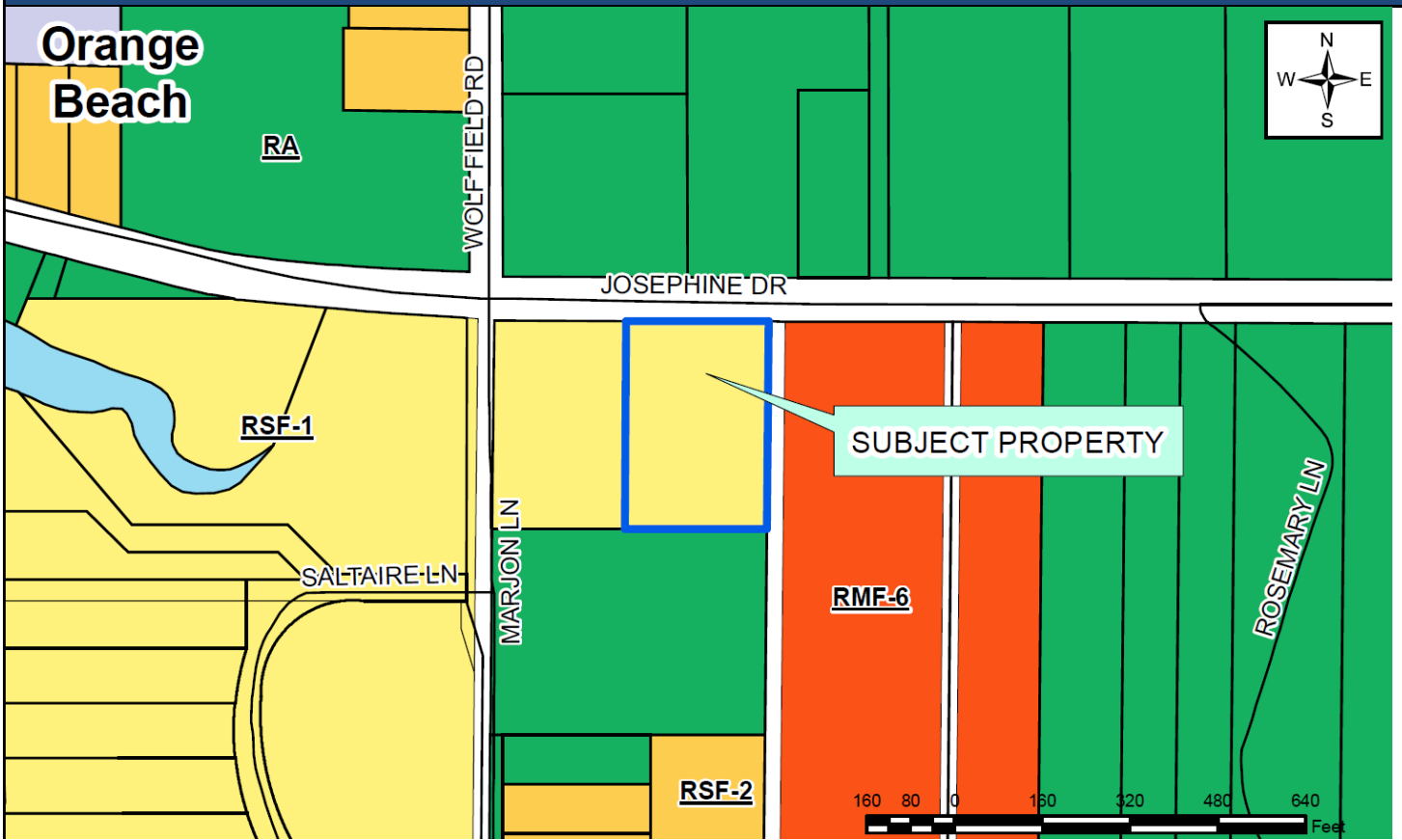
**Adjoining property  
to the east**



**Adjoining property  
to the west**



# Locator Map



# Site Map





# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

### Agenda Item 8.c

Case No. Z-21017

### Kings Court Trust Property

Rezone RSF-1, Residential Single Family District to RV-2, Recreational Vehicle Park District

June 3, 2021

### Agenda Item 8.c

## Subject Property Information

**Planning District:** 21  
**General Location:** Corner of County Road 26 and Grantham Road  
**Physical Address:**  
**Parcel Number:** 05-55-07-35-0-000-009.009, 010, 011  
**Existing Zoning:** RSF-1, Residential Single Family District  
**Proposed Zoning:** RV-2, Recreational Vehicle Park District  
**Existing Land Use:** Vacant  
**Proposed Land Use:** Recreational Vehicle Park  
**Acreage:** 3.0± acres  
**Applicant:** Kings Court Trust  
P.O. Box 220  
Daphne, AL 36526  
**Owner:** Same  
**Lead Staff:** Celena Boykin, Senior Planner  
**Attachments:** *Within Report*

|       | Adjacent Land Use         | Adjacent Zoning  |
|-------|---------------------------|--|
| North | Vacant                    | RSF-1, Single Family District  |
| South | Agricultural and Co Rd 26 | RA, Rural Agricultural District<br>County Rd 26                                |
| East  | Agricultural and RV Park  | RA, Rural Agricultural District<br>RV-2, Recreational Vehicle Park<br>District |
| West  | Vacant                    | RSF-1, Single Family District  |

## Summary

The subject property is currently zoned RSF-1, Residential Single Family District, and is vacant. The requested designation is RV-2, Recreational Vehicle Park District. According to the submitted information, the purpose of this request is to allow for an RV park similar to the one across the street. The property is located next to an active dirt pit and a power substation.

## Section 4.2 RSF-1, Single Family District

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

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

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

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

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

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

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

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

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



## Section 5.6 RV-2, Recreational Vehicle Park District

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

5.6.2 *Permitted uses.* The following uses are permitted as of right, or as uses accessory to permitted uses in the RV-2, Recreational Vehicle Park District:

- (a) Extraction or removal of natural resources on or under the land.
- (b) Water well (public or private).
- (c) Silviculture.
- (d) Recreational Vehicle Park.
- (e) Accessory structures and uses.
- (f) Church or similar religious facility.

5.6.3 *Density.* The maximum number of recreational vehicle sites developed under RV-2 shall be 6 sites per acre.

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

5.6.5 *Standards.* Recreational vehicle parks developed under the RV-2 designation shall meet all standards, procedures and requirements found in Section 13.8 of the zoning ordinance.

## Section 13.8 Recreational Vehicle (RV) Parks

13.8.1 *Purpose.* The purpose of this section is to establish minimum standards for recreational vehicle parks.

13.8.2 *Procedures and standards.*

(a) *Land use certificate required.* All recreational vehicle parks 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.* Except as provided in Section 2.3.26.4(b) and Section 2.3.31.4, recreational vehicle parks are permitted as follows:

1. High Density
  - A. RV-1, B-4, M-1 and M-2 by right.
  - B. B-3 by conditional use approval.
  - C. RR, RA and CR by special exception approval.
2. Low Density
  - A. RV-1, RV-2, B-4, M-1 and M-2 by right.

- B. B-2, B-3 and OR by conditional use approval.
- C. RR, RA and CR by special exception approval.

(c) *Occupancy.* A recreational vehicle shall not be occupied as a living quarter unless it is located in a recreational vehicle park as herein provided or as provided in *Section 12.2.2*. No recreational vehicle shall be used as a permanent dwelling. Continuous occupancy extending beyond 4 months in any 12 month period shall be considered permanent occupancy.

(d) *Storage and parking.* Recreational vehicles may be parked or stored in residential districts as provided in *Section 15.3.9: Storage and parking of trailers and commercial vehicles*.

(e) *Maximum density.*

1. High Density: 15 campsites per acre
2. Low Density: 6 campsites per acre

(f) *Land area.* The minimum land area of a recreational vehicle park shall be three (3) acres.

(g) *Use.* Use of spaces in recreational vehicle parks is limited to recreational vehicles.

(h) *Water and sewer facilities.*

1. *Water.* Each recreational vehicle park shall be served with a public/private water supply system capable of providing domestic water use and fire protection.
2. *Sewer.* Each recreational vehicle park shall be served with sanitary sewer facilities meeting all requirements of the Baldwin County Health Department.

(i) *Setbacks.*

1. No space shall be so located that any part intended for occupancy for sleeping purposes shall be within 30-feet of any property line.
2. Recreational vehicles must be separated from each other and from other structures by at least 10-feet.

(j) *Access.*

1. No recreational vehicle park shall be located except with direct access to a paved county, state or federal highway, with a minimum lot width of not less than 50-feet for the portion used for entrance and exit.
2. No entrance or exit shall be through an existing residential subdivision.
3. Access drives must be a minimum of 24-feet wide for a two-way street and 12-feet wide for a one-way street and must be improved with a suitable hard surface permanent type of pavement such as asphalt, concrete, limestone or other similar surface approved by the Planning Commission.

(k) *Accessory uses.* Management headquarters, recreational facilities, toilets, showers, laundry facilities and other uses and structures customarily incidental to the operation of a recreational vehicle park are permitted as accessory uses.

(l) *Sites.*

1. Each recreational vehicle site must be at least 1,600 square feet in area.



2. Each recreational vehicle site must contain a parking pad improved with a suitable all-weather surface.

3. Each recreational vehicle site must contain at least one (1) off-street parking space improved with a suitable all-weather surface.

(m) *Buffering*. In the event a recreational vehicle park is located adjacent to residentially 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. No buffer will be required if the recreational vehicle park is located adjacent to agricultural, commercial, industrial or recreational property.

(n) *Existing recreational vehicle parks*. Recreational vehicle parks which exist at the time of zoning adoption or amendment are grandfathered and may continue to operate lawfully provided that the operation is not discontinued for more than one (1) calendar year or 365 consecutive days. The owner of an existing RV park may conduct maintenance and repairs which may include the replacement of accessory structures, hook-ups and utilities subject to the following conditions:

1. The cost of replacement shall not exceed 50 percent of the value of the park.
2. The recreational vehicle park shall not be expanded.
3. The footprints of accessory structures shall not be enlarged or moved.
4. The number of recreational vehicle spaces shall not be increased.

If the owner of an existing recreational vehicle park wishes to expand the recreational vehicle park, construct additional spaces and facilities or re-arrange spaces and facilities, the park shall at that time be brought into conformity with all requirements of this section.

#### Agency Comments

**Baldwin County Highway Department, Weesie Jeffords:**

If the property is to provide RV sites, then they will be subject to the requirements in the Baldwin County Subdivision Regulations regarding the development of property into an RV park. This includes provisions for stormwater and traffic. The site would need a commercial turnout onto either Grantham Rd or CR 26 permitted through the Permits section.

**Army Corps of Engineers:** No comments received.

**ADEM:** No comments.

**Subdivision:**

Mary Booth - My comments are the same as Weesie's

Bufford King - no significant comments on this one, nothing rising to the level that affects your staff report.

#### 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, Residential Single Family District. The requested designation is RV-2, Recreational Vehicle Park District. The subject properties are vacant. The properties adjoin Grantham

Road to the east and County Road 26 to the south. The adjoining properties are residential, timberland, 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?**

Planning District 21 was zoned in June 2009. This area hasn't seen much residential growth. This area has primarily stayed agriculture and the immediate area has had a growth of dirt pits. Since zoning was implemented there have been twelve automatic rezonings to RSF-1 and six rezonings.

**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. 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?**

Staff is unaware of any planned public improvements along County Road 26 or Grantham Road.

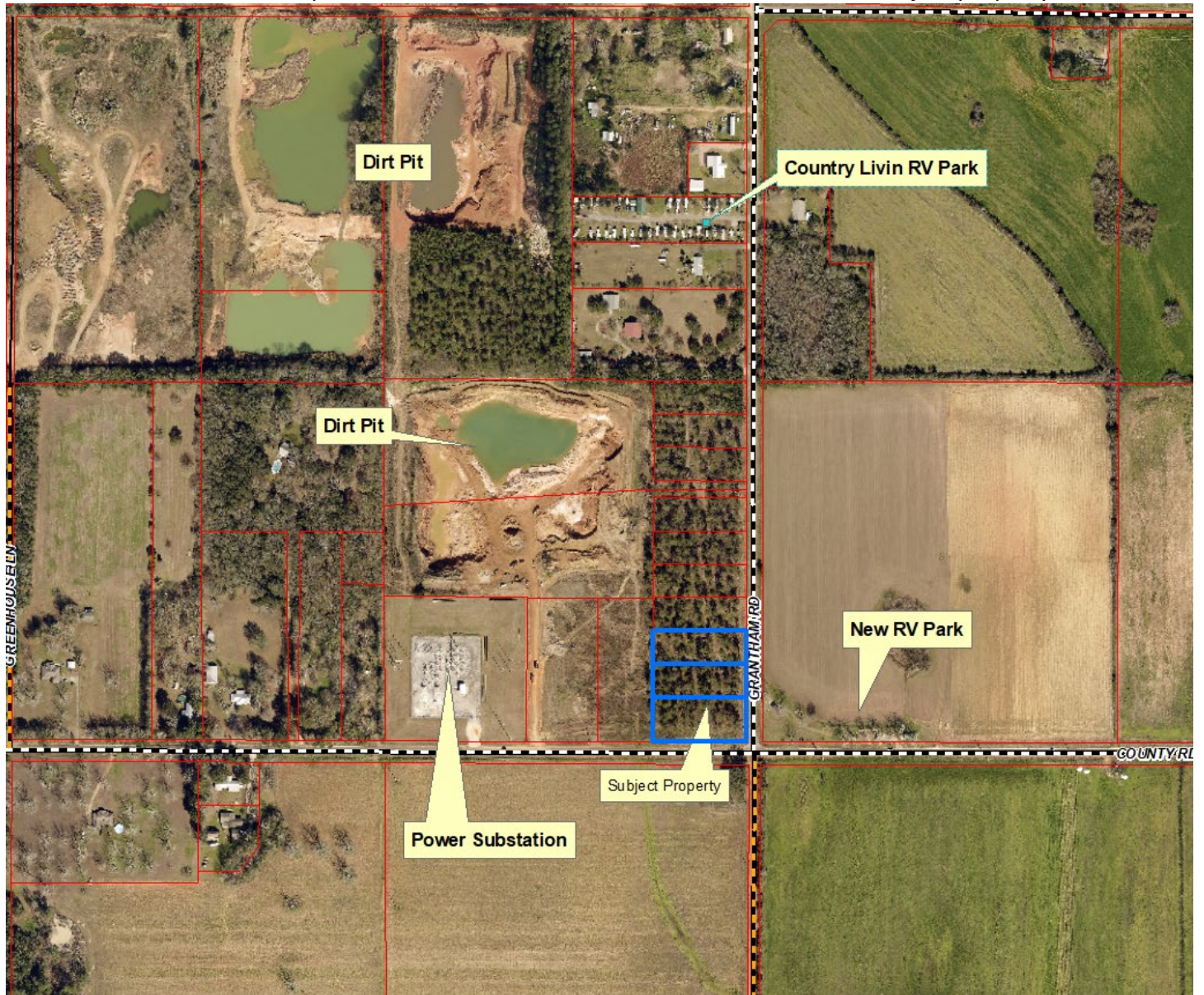
**5.) Will the proposed change adversely affect traffic patterns or congestion?**

Per the Federal Highway Administration the functional classification of County Road 26 at Grantham Road is local road. Local roads are designed specifically to have high accessibility and to connect to collector and arterial roads and are typically not used for through traffic. The applicant did not submit a proposed site plan showing how many RV sites but could have up to 18 sites. With the maximum of 18 sites staff doesn't anticipate adverse effects on traffic patterns.

**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.**



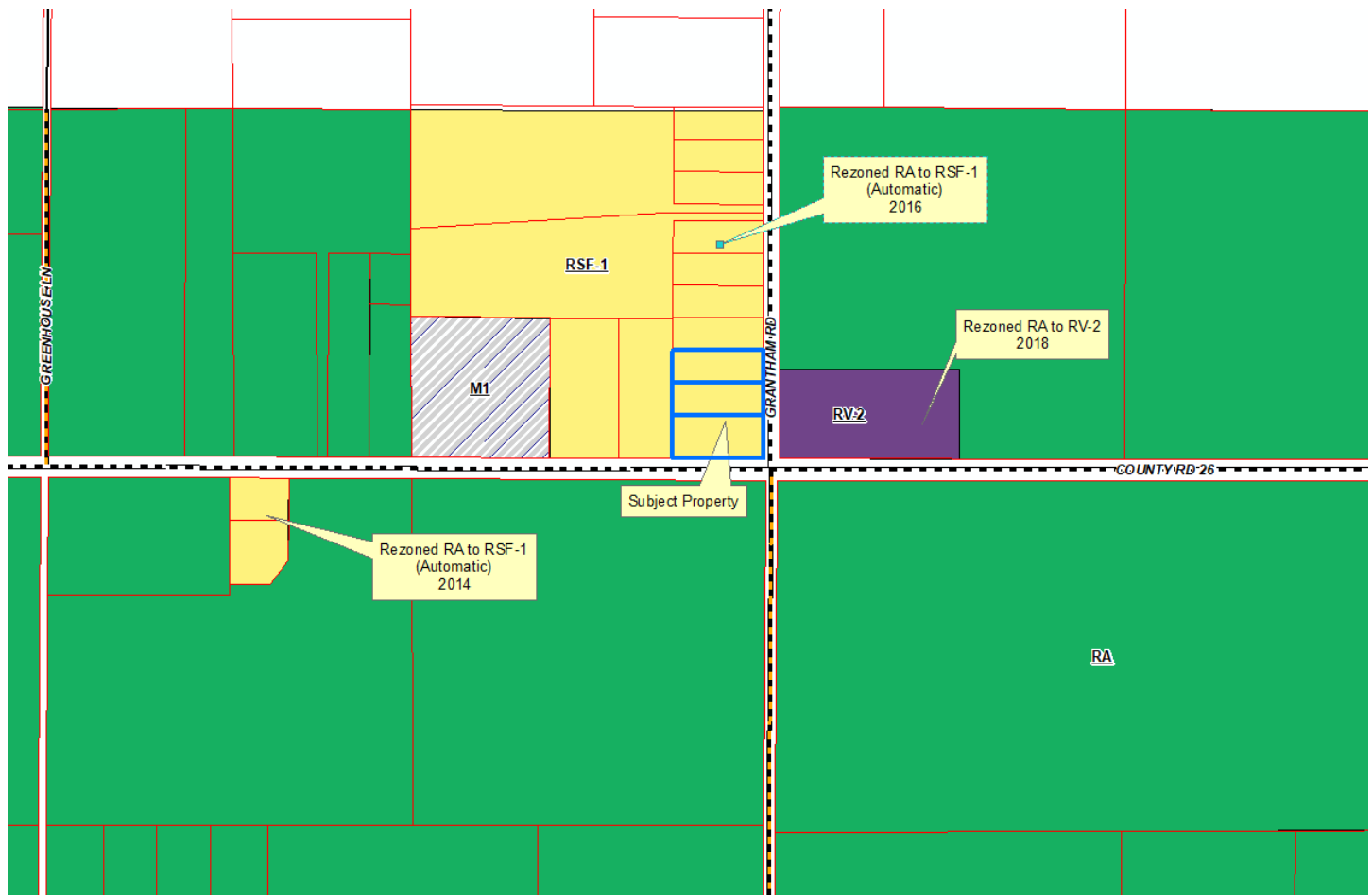
The primary surrounding land uses in this area are forested timberland and agricultural. Country Livin RV Park is less than half a mile from the subject property on Grantham Road in Planning District 18 which is un-zoned. There are several active dirt pits in the area and a new RV Park to the east of the subject property.





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

As Stated above, since zoning was implemented there have been twelve automatic rezonings to RSF-1 and six rezonings.



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

There hasn't been much development in this area, except for the expansion of dirt pits.

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

Staff does not anticipate any adverse impacts.

**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, including building plans, drainage plans, landscaping plans and site plans in order to ensure complete compliance with the requirements of the zoning ordinance. Required landscaped buffers will help to mitigate the potential for adverse impacts (See below required buffering for RV Parks).

*(m) Buffering. In the event a recreational vehicle park is located adjacent to residentially 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. No buffer will be required if the recreational vehicle park is located adjacent to agricultural, commercial, industrial or recreational property.*

## 11.) Other matters which may be appropriate.

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

The applicant must combine all three lots in order to develop the parcels as an RV park

### Staff Comments and Recommendation

As stated previously, the subject property is currently zoned RSF-1, Residential Single Family District, and is vacant. The requested designation is RV-2, Recreational Vehicle Park District. According to the submitted information, the purpose of this request is to allow for an RV park similar to the one across the street. The property is located next to an active dirt pit and a power substation.

Unless information to the contrary is revealed at the public hearing, staff feels this rezoning application should be recommended for **APPROVAL**\* *contingent upon the applicant combining all three lots into one, three-acre parcel.*

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



## Property Images









May 12, 2021

Properties west of  
subject properties



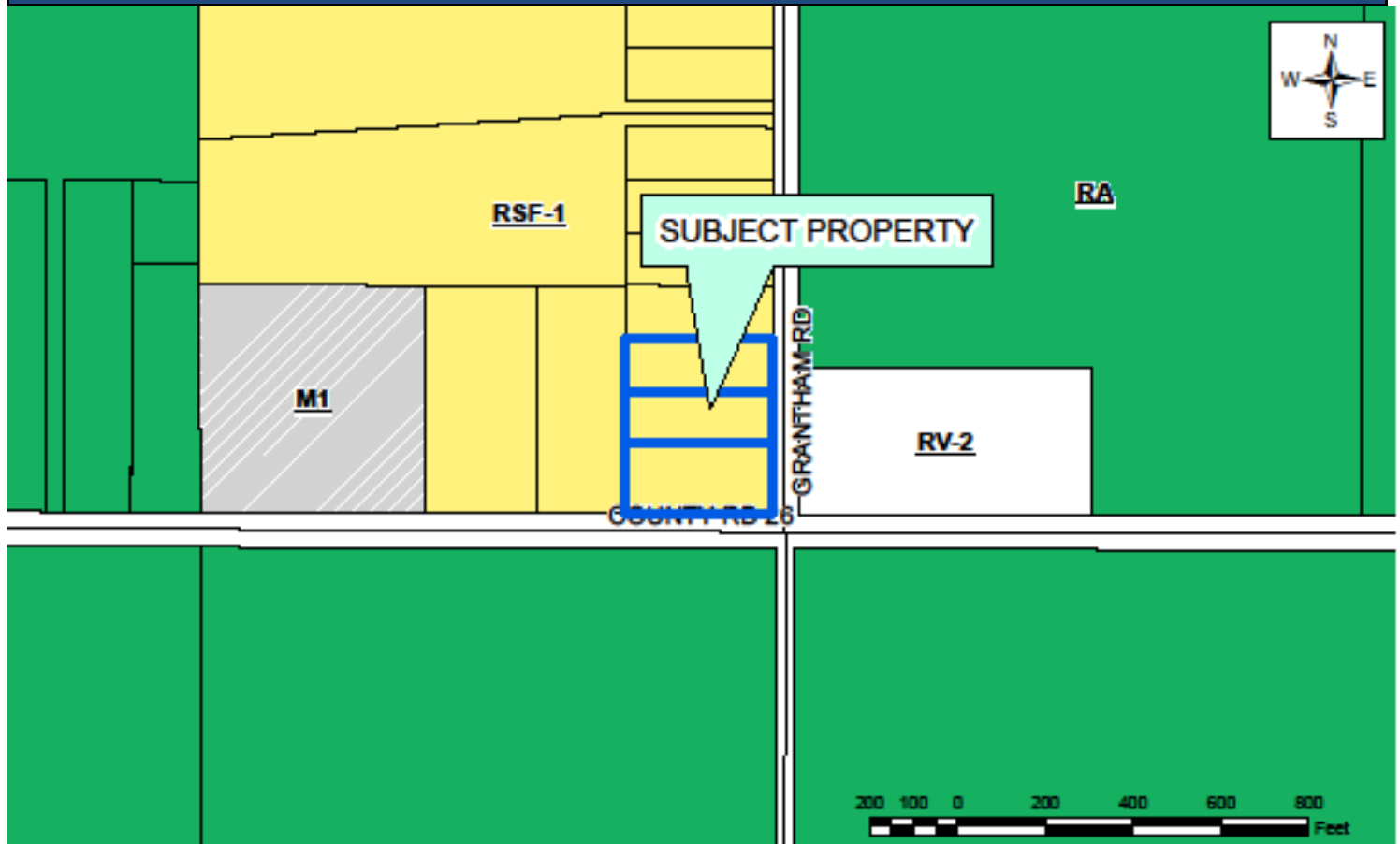
May 12, 2021

Properties north of  
subject properties





## Locator Maps



## Site Maps





**Baldwin County Planning and Zoning Commission**  
**Case No. S-19039 – Isabella Estates**  
**Development Permit – Request for Extension**  
**Staff Report for Planning and Zoning Commission**  
**June 3, 2021**  
**Agenda Item 9.a**

---

This report is prepared by the Baldwin County Highway Department, Permit Division 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:** June 3, 2021 Development Permit Extension Request (pending)  
July 11, 2019 Development Permit Approval

**Attachments:** Vicinity Map  
Site Map  
Request for Extension  
Proposed Plat  
Previously Approved Plat

**II. IDENTIFICATION AND LOCATIONAL INFORMATION:**

**Planning District:** District 5 – Unzoned

**Location of Property:** The subject property is on the western side of County Road 112 between Horseneck Road and Phillipsville Road (County Road 61).

**Parcel Number:** 05-24-04-17-0-000-006.000

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

**III. SUBDIVISION PROPOSAL:**

**Proposed number of Lots:** 5

**Linear Feet of Streets:** N/A

**Total Acreage:** ± 31.3 acres

**Smallest Lot Size:** ± 3.0 acres

**Owner/Developer:** Stephen V. Morgan & Diana M. Deupree  
2228 Riverside Dr.  
Mobile, AL 36605

**Engineer/Surveyor:** Rowe Engineering & Surveying, Inc.  
3502 Laughlin Drive, Suite B  
Mobile, AL 36693

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

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

|                                   |              |                         |
|-----------------------------------|--------------|-------------------------|
| <b>Public Utilities Services:</b> | Water:       | North Baldwin Utilities |
|                                   | Sewer:       | On-site Septic          |
|                                   | Electricity: | Alabama Power           |

**Transportation:** The proposed lots will front on County Road 112, a county maintained paved road.

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

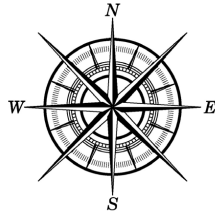
##### **Items for consideration:**

- Included are two plats, one is of the current proposed changes for administrative approval with the request for Development Permit extension and the other plat is the preliminary plat previously approved during the July 11, 2019 Planning Commission meeting.
- There were originally 6 lots approved with common drives since the proposed lots front on a major collector where common drives are required. The applicant was unable to have the common drives installed prior to the expiration of the Development Permit and has been coordinating with Baldwin County Highway Department on same. The applicant/developer has decided to reduce the number of lots to reduce the number of required common drives. This would be administrative approval and would not require any approval or action by the Planning Commission.
- The common drives shall be installed prior to final plat approval. The construction of the common drives will not be completed prior to the expiration of the Development Permit. The applicant/developer is allowed two (2) one-year extensions per the current subdivision regulations and is requesting a one-year extension of the Development Permit to allow the installation of the common drives. This request does require approval by the Planning Commission.
- All items of the Development Permit extension request meet the requirements of the subdivision regulations.

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

Staff recommends that the Development Permit extension request for Case No. S-19039, Isabella Estates be **APPROVED**.





**ROWE**  
ENGINEERING & SURVEYING

April 13, 2021

Via email only  
Baldwin County Planning and Zoning  
22251 Palmer Street  
Robertsdale, AL 36567  
Attn: Mary Booth

RE: (S-19039) Isabella Estates

Dear Ms. Booth:

On behalf of the applicants, we are submitting a revised preliminary plat with minor modifications for administrative approval.

Additionally, we are requesting a one-year extension to the development permit approval. The permitting and installation of the previously approved common drive locations has been delayed while the applicants deliberated on whether or not to proceed with the subdivision of the property or to leave it as one parcel.

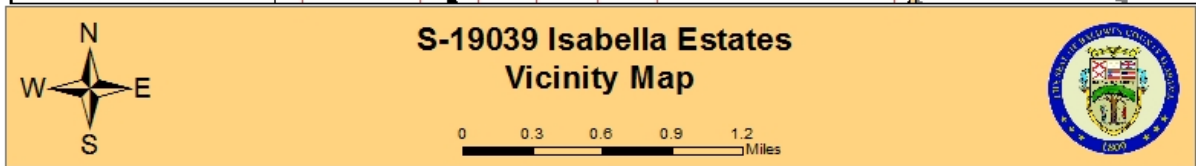
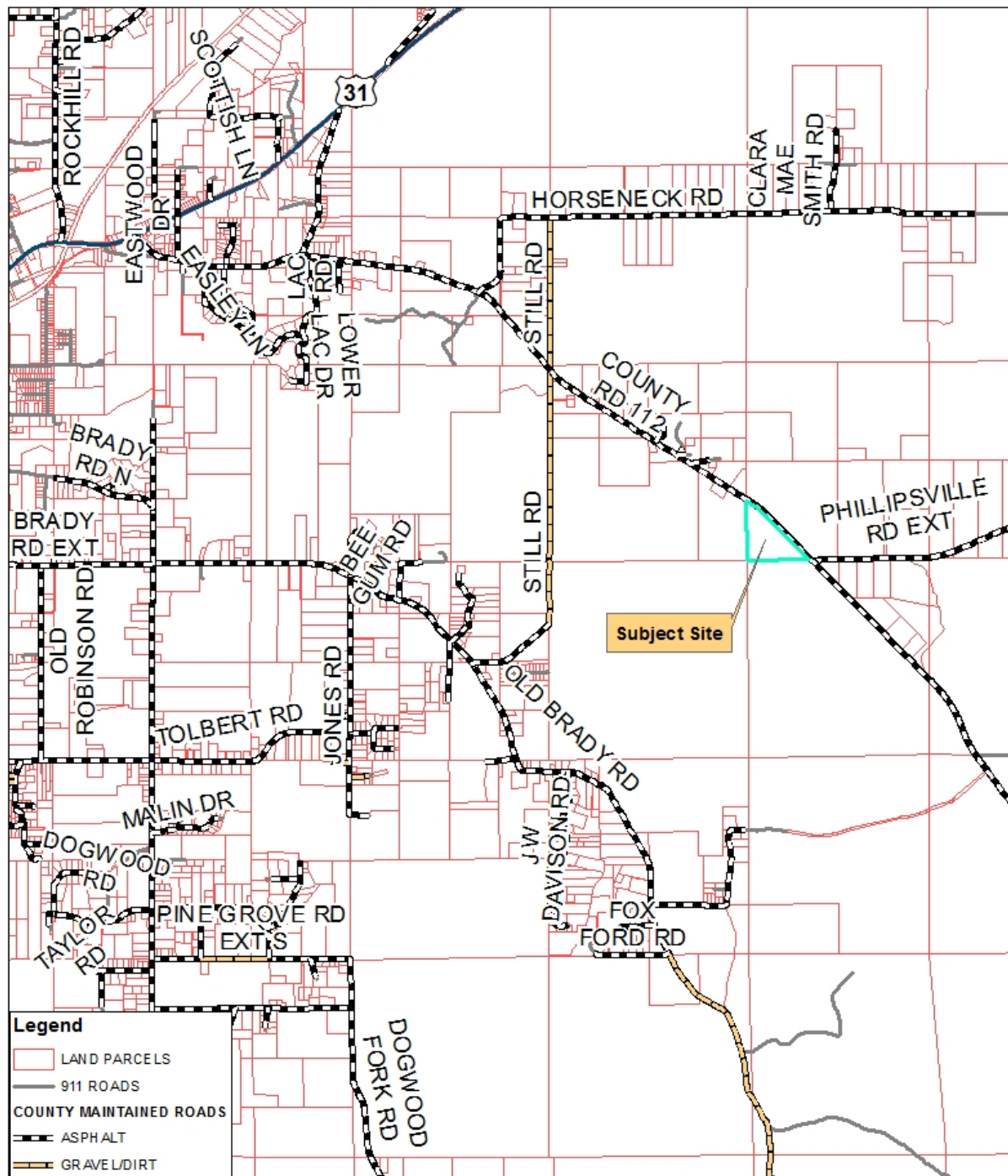
If there are any questions, please do not hesitate to call.

Yours very truly,  
ROWE ENGINEERING & SURVEYING

Eric D. Jackson, P.E.  
For the firm

EDJ/adb

3502 Laughlin Drive, Suite B  
Mobile, Alabama 36693  
(251) 666-2766  
[www.roweengineering.com](http://www.roweengineering.com)

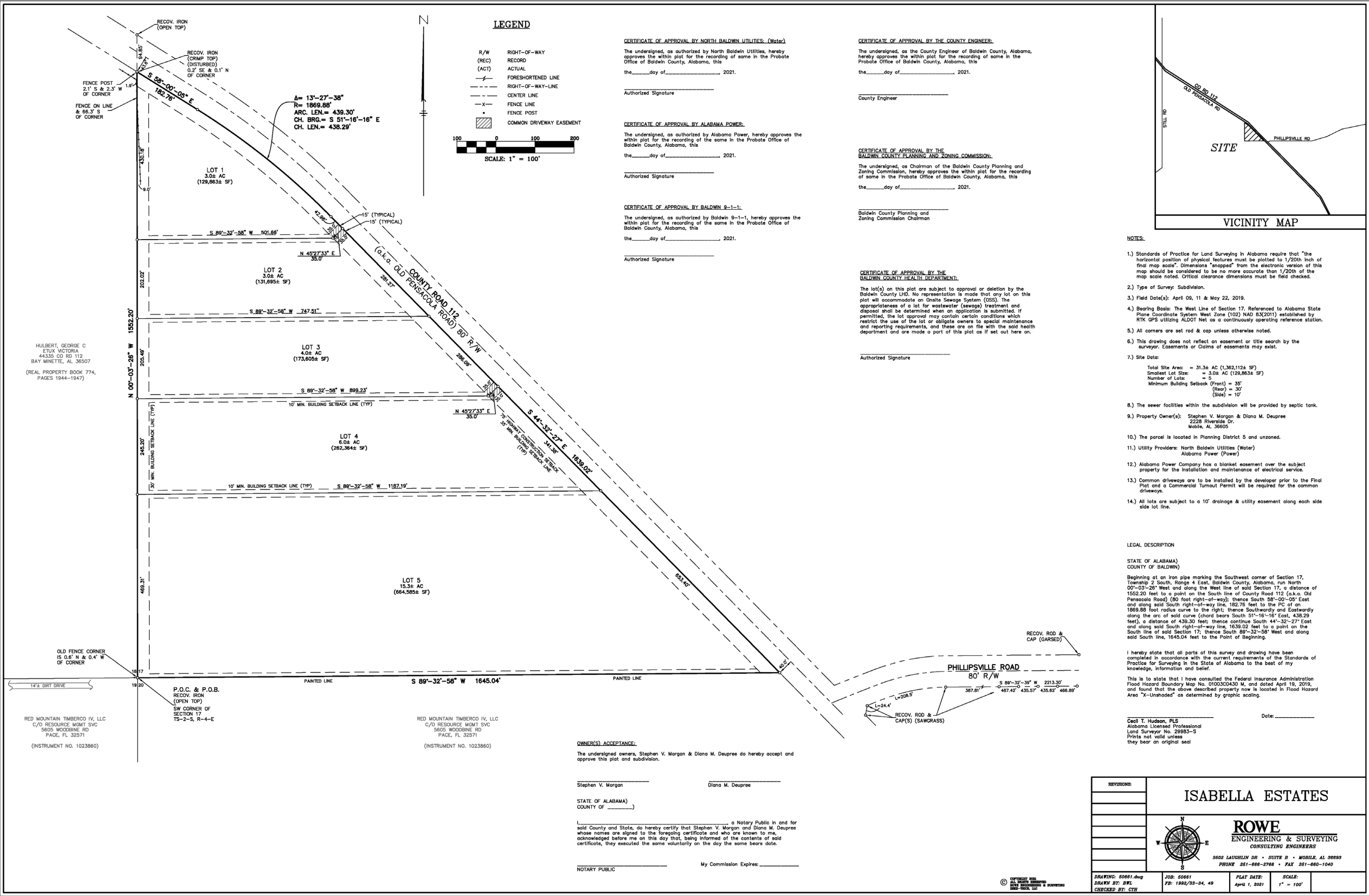






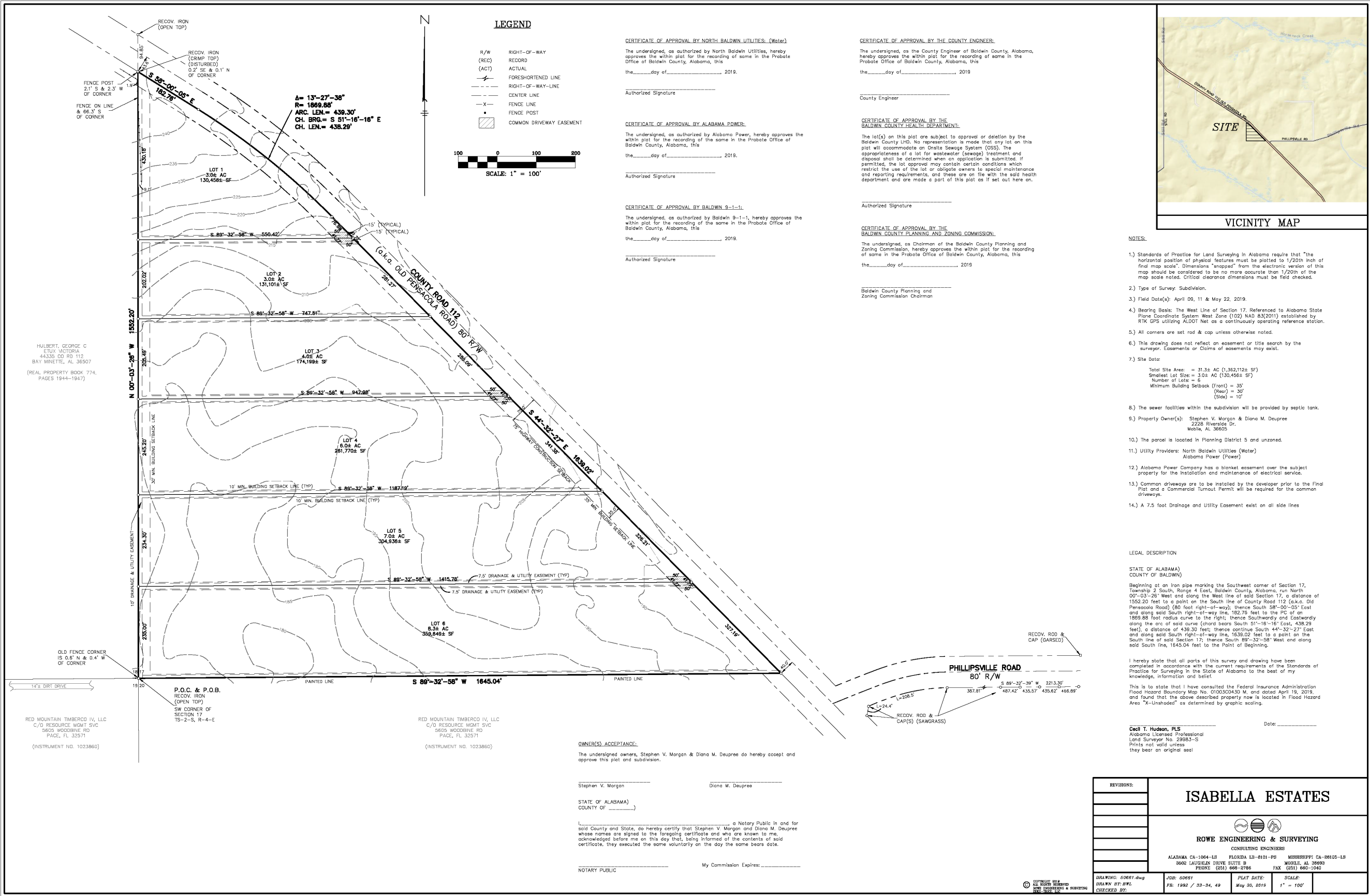


This is the revised plat with a reduction in lot numbers and adjustment to lot sizes accordingly.





This plat was approved during the July 11, 2019 Planning Commission Meeting





## Baldwin County Planning & Zoning Commission Agenda

### **ADDENDUM**

Thursday, June 3, 2021

4:00 p.m.

Baldwin County Central Annex

Main Auditorium

22251 Palmer Street

Robertsdale, Alabama

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

### **1. Subdivision – Old Business**

#### **a.) Case S-20069 Hookbone RV Park**

Purpose: To discuss the approval which was received from the Planning Commission on November 5, 2020 and has since that time Summerdale has elected to exercise their ETJ authority over the development.

Any future review activities related to the case will be handled administratively.