



Baldwin County Planning & Zoning Commission Agenda

Thursday, November 4, 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:**

October 7, 2021 meeting minutes
6. **Announcements/Registration to address the Commission.**
7. **Consideration of Applications and Requests: *Subdivision Cases***
 - a.) **Case SV21-000002, Easy Like That RV Park, Variance Request**

*Disclosure of Prior Outside Communication –Pursuant to Article VI,
Section15(b), Planning Commission By-Laws*

- Purpose: The applicant is requesting a variance from section 5.16(b), *Special Requirements for Recreational Vehicle Parks/Campgrounds* as it pertains to *Traffic Study Requirements*.
- Location: The subject property is located on the east on the south side of US Highway 98, east of County Road 95.

b.) Case S-21053, Palmetto Farms, Preliminary Plat Approval

*Disclosure of Prior Outside Communication –Pursuant to Article VI,
Section15(b), Planning Commission By-Laws*

- Purpose: The applicant is requesting Preliminary Plat Approval for a 5-lot subdivision to be developed on 20.5 acres.
- Location: The subject property is located on the south side of County Road 26 between County Road 95 and John Block Rd, near Elberta.

c.) Case S-21067, Dogwood Estates, Phase 1, Preliminary Plat Approval

*Disclosure of Prior Outside Communication –Pursuant to Article VI,
Section15(b), Planning Commission By-Laws*

- Purpose: The applicant is requesting to Preliminary Plat Approval for a 72-lot subdivision to be developed on 25.16 acres.
- Location: The subject property is located at the northeast intersection of the Baldwin Beach Express, along Co Rd 36, near Summerdale.

d.) Case S-21090, Dogwood Express, Preliminary Plat Approval

*Disclosure of Prior Outside Communication –Pursuant to Article VI,
Section15(b), Planning Commission By-Laws*

- Purpose: The applicant is requesting to Preliminary Plat Approval for a 1-lot subdivision to be developed on 16.66 acres.

Location: The subject property is located at the northeast intersection of the Baldwin Beach Express, along Co Rd 36, near Summerdale.

e.) Case S-21079, Park View Phase 2, Preliminary Plat Approval

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting to Preliminary Plat Approval for a 55-lot subdivision to be developed on 13.76 acres.

Location: The subject property is located on the north side of Camellia Road, west of West Blvd, near Silverhill.

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

a.) Case P-21011, Albee Property, Commission Site Plan Approval

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Commission Site Plan Approval to allow a personal aircraft hangar to be built on a parcel zoned RA, rural agricultural.

Location: The subject property is located on the north side of Sunset Drive, Lot 2 Shields Airport Subdivision, in Planning District 22.

b.) Case Z-21039, Greenwell Property, re-zone RA to RV-1

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting to rezone 5 acres from RA to RV-1 to allow development of a RV Park on the property.

Location: The subject property is located on the north side of Brinks Willis Rd, east of James Rd., in Planning District 30.

c.) Case Z-21040, Lazarri Property, re-zone RA to RSF-3

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting to rezone 50.75 acres from RA to RSF-3 to allow development of a single-family subdivision on the property.

Location: The subject property is located on the corner of County Road 54 and County Road 54 West, in Planning District 15.

9. Old Business:

10 New Business:

a.) S-21084 Sarah Farms, Highway Construction Setback Appeal

11. Public Comments:

12. Reports and Announcements:

Staff Reports:

Legal Counsel Report:

Next Regular Meeting: **December 2, 2021**

13. Adjournment.



BALDWIN COUNTY,
ALABAMA

Planning and Zoning Department

BALDWIN COUNTY PLANNING AND ZONING

COMMISSION REGULAR MEETING

NOVEMBER 4, 2021

BALDWIN COUNTY CENTRAL ANNEX

ROBERTSDALE, AL

(7.a) SV21-000002 EASY LIKE THAT RV PARK

VARIANCE REQUEST

Staff Report Prepared by:
J. Buford King, Development Review
Planner

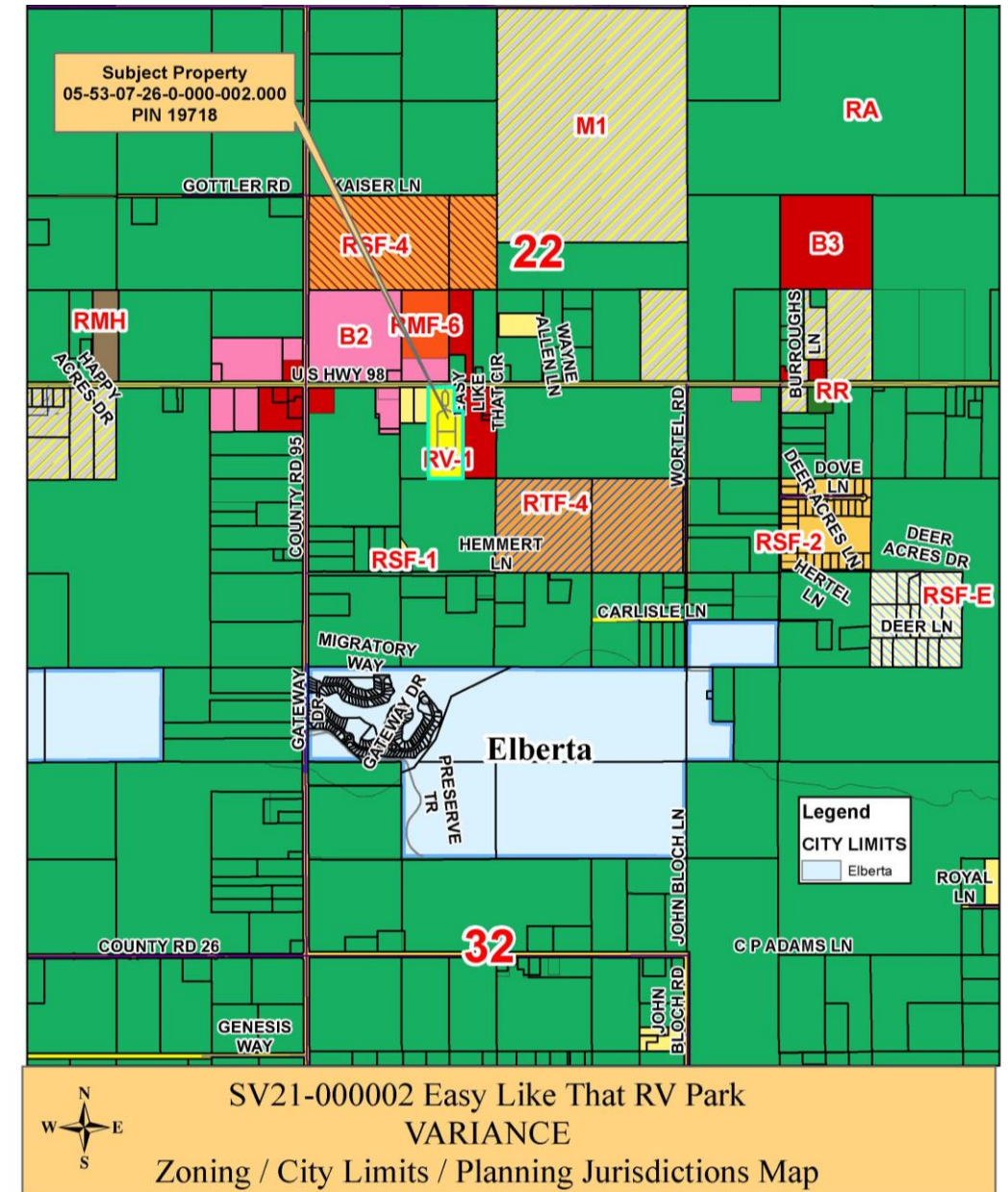
Request before the Baldwin County Planning and Zoning Commission:

A variance from the *Baldwin County Subdivision Regulations* to waive the requirements of section 5.16(b), *Special Requirements for Recreational Vehicle Parks / Campgrounds*, in accordance with section 5.5.14, *Traffic Study Requirements* which requires a traffic study for developments containing 50 or more sites / units or phases that increase the overall number of sites / units to 50 or more, or as required by the County Engineer. The staff recommendation is DENIAL.

- Easy Like That RV Park was previously approved in 2019 without the requirement for a traffic study. That previous approval from 2019 has since expired and a new RV Park Site Plan Approval request has been submitted without a traffic study. The request before the planning commission, if approved, will allow case # PUD21-000001 to proceed without a traffic study.

SV21-000002 EASY LIKE THAT RV PARK VARIANCE

- Subject property is located on the south side of US HWY 98 approximately 1,800 feet east of County Road 95 between the Town of Elberta and the Lillian Community
- Parcel Numbers (Phase I)
 - 05-53-07-26-0-000-002.000
 - PIN 19718
- The various zoning classifications within Planning District 22 and 32 are depicted within the map at right



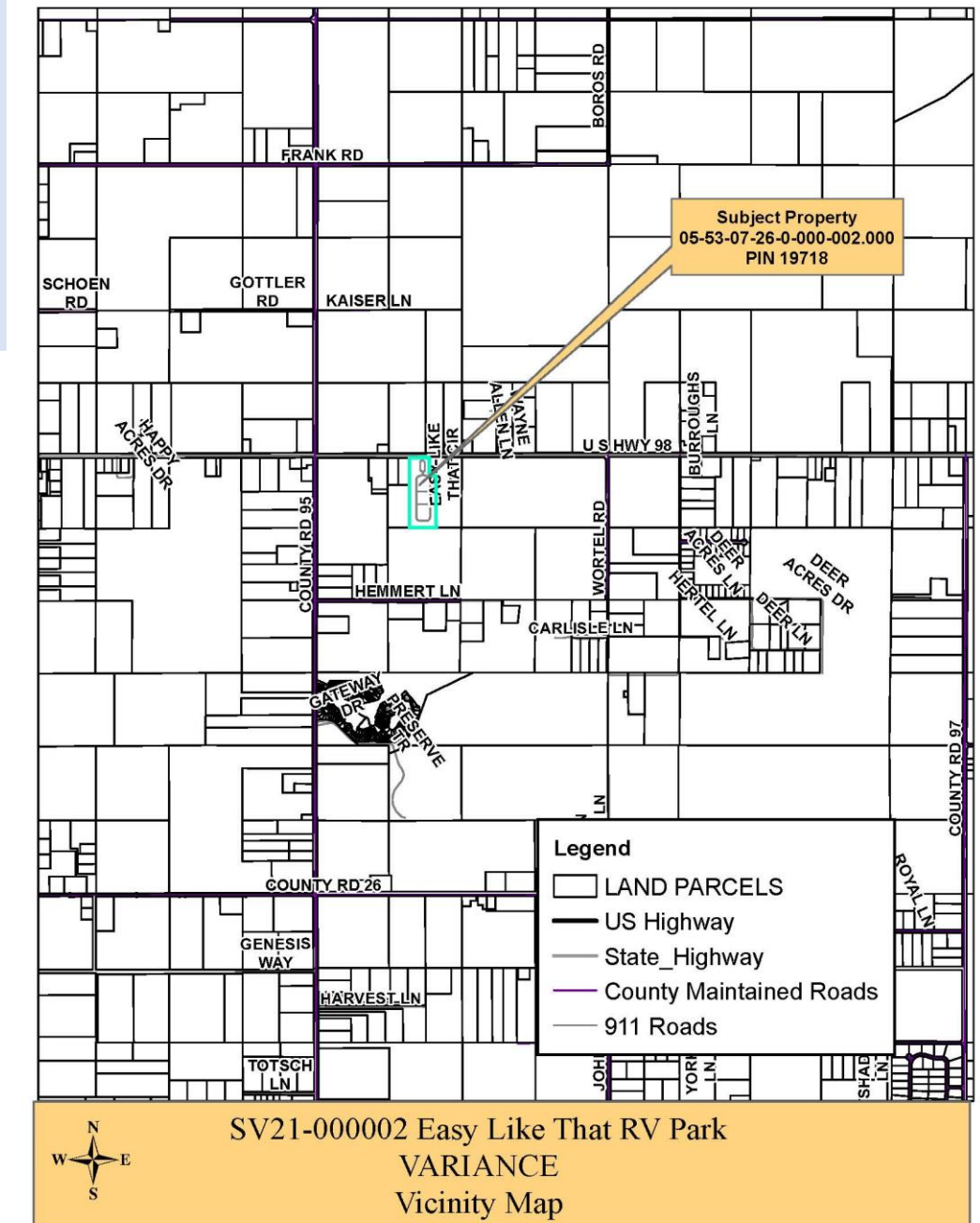
SV21-000002

EASY LIKE THAT RV PARK *VARIANCE REQUEST*

- **Total Property area:** 12.94 acres +/-
 - **minimum RV space:** 1,600sf
 - **Setbacks:** 30' perimeter setback

Engineer of Record: Amanda J. Thompson, PE
Goodwyn, Mills, and Cawood
2039 Main Street Daphne, AL 36526

Surveyor of Record: Survey Consultants
16961 State HWY 180 Suite "D"
Gulf Shores, AL 36542

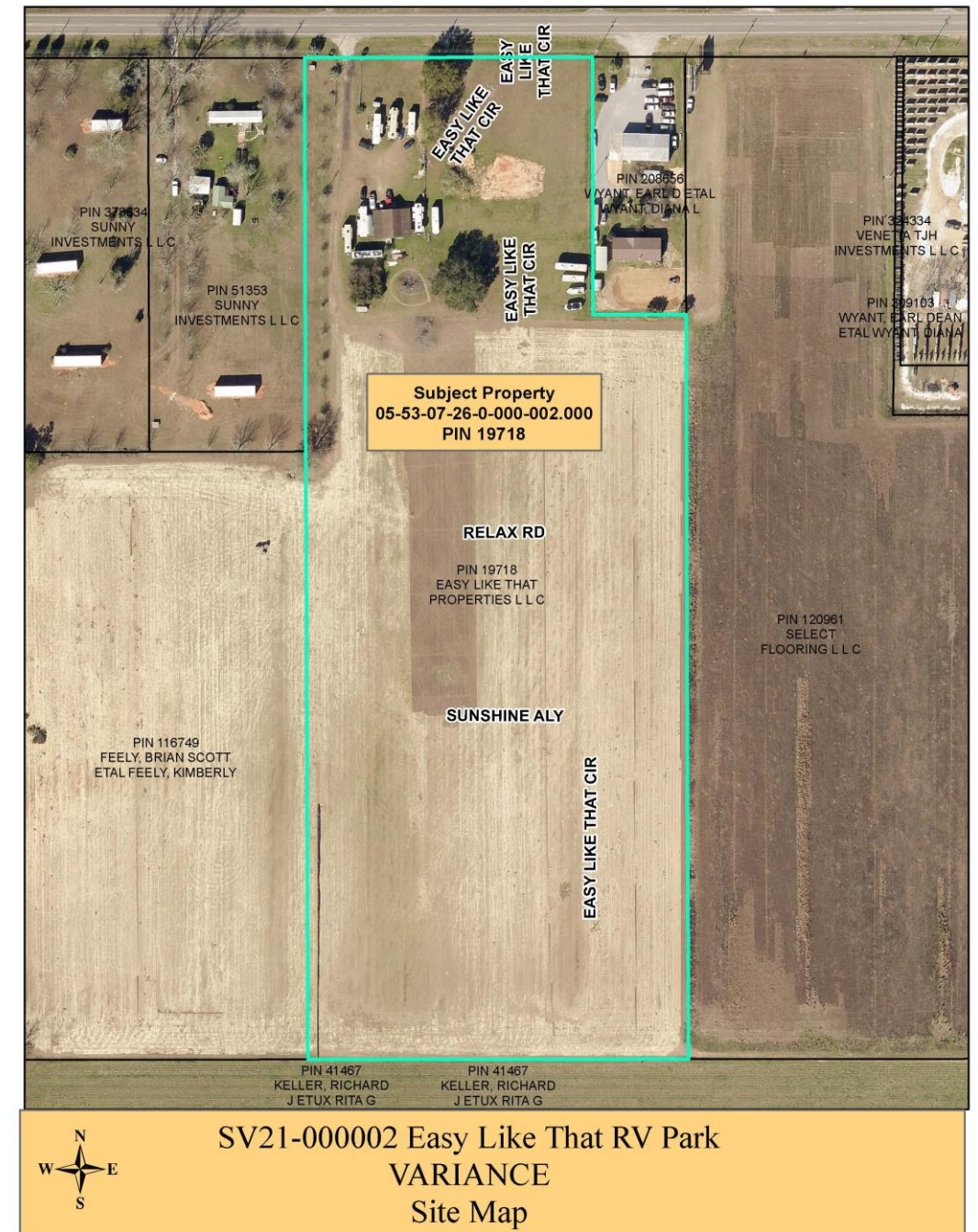


SV21-000002

EASY LIKE THAT RV PARK

VARIANCE REQUEST

- **Proposed Development Density:** 7.651 sites per acre (99 sites / 12.94 acres)
- **Allowable Development Density:** 15 sites per acre
- **Zoning:** RV-1 within **Planning District 22**
- **Owner:** Easy Like That Properties, LLC
7001 Pine Springs Road
Meridian, MS 39305



SV21-000002

EASY LIKE THAT RV PARK VARIANCE

Utilities Services

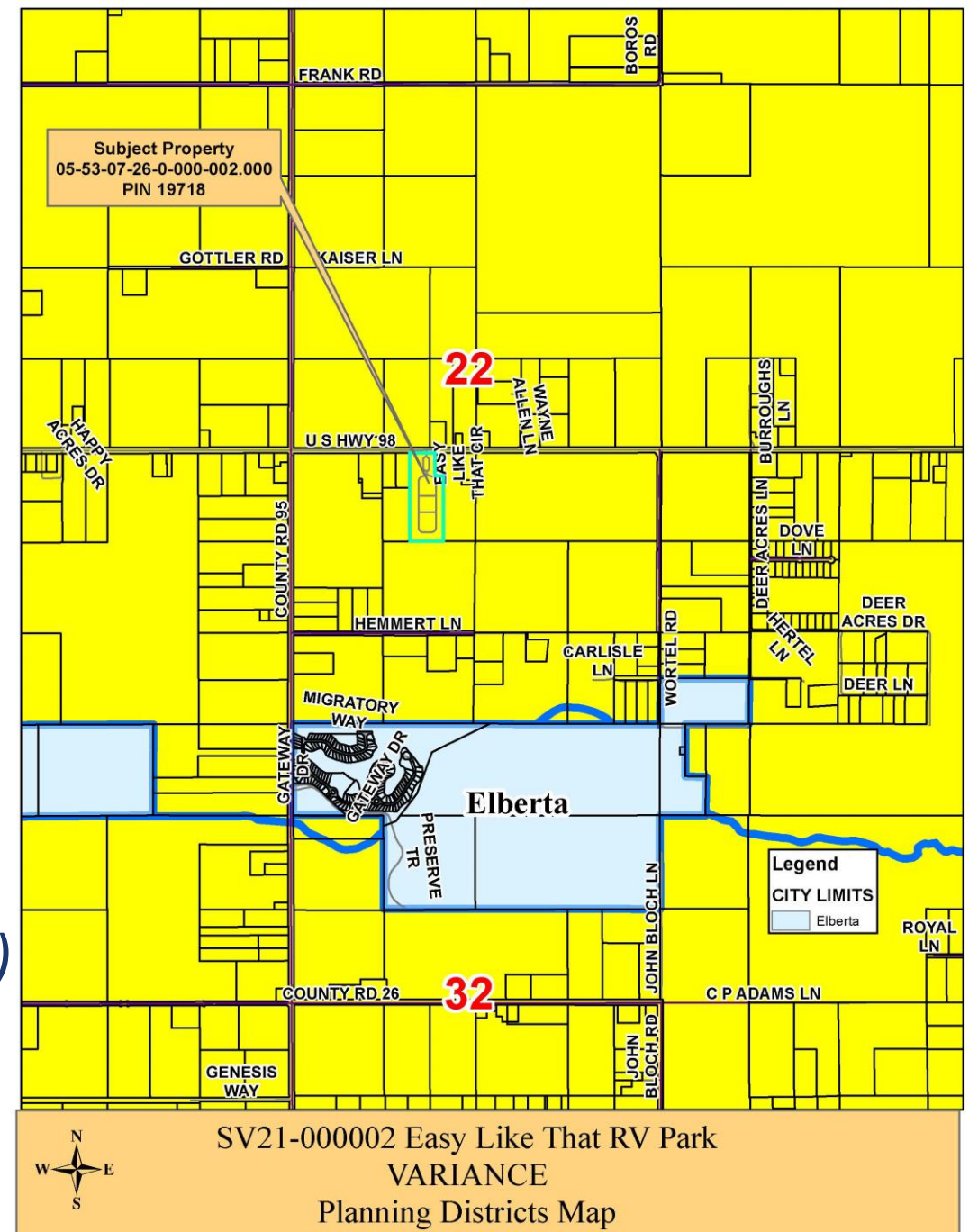
Water: *Perdido Bay Water*

Sewer: *Baldwin County Sewer Service*

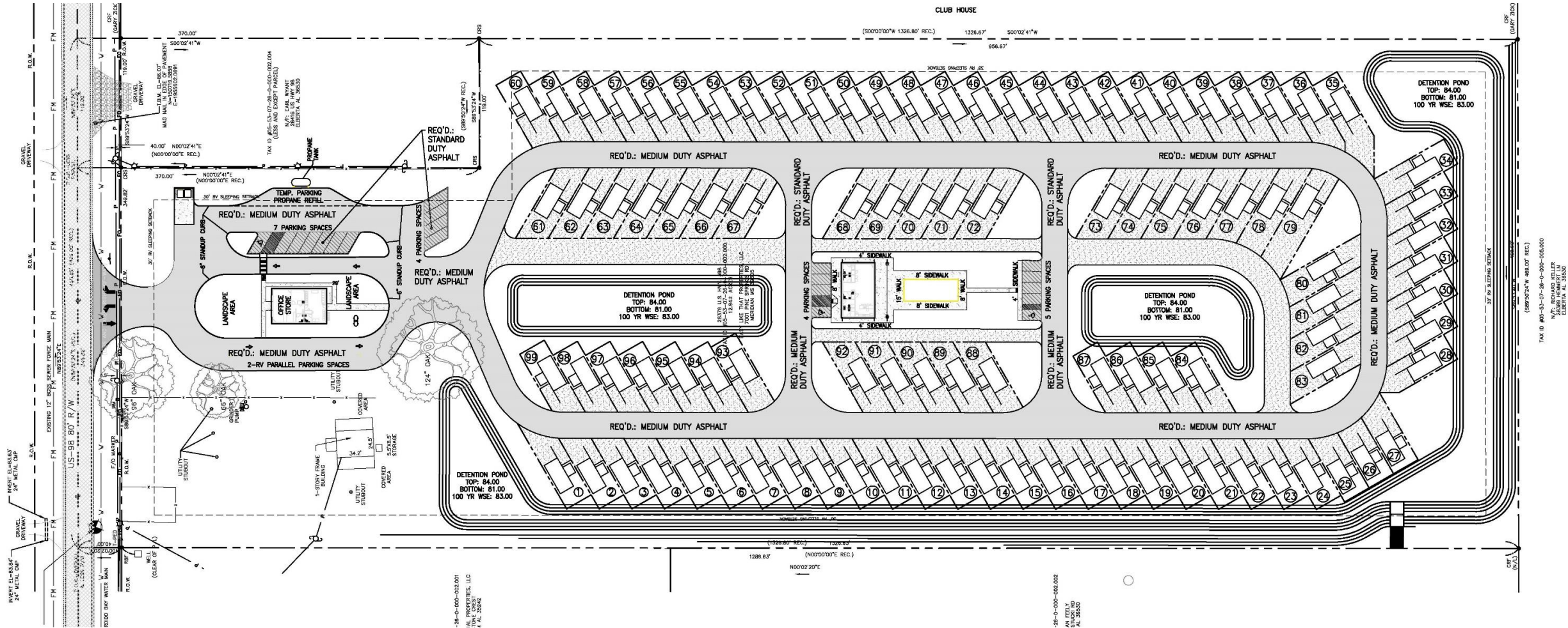
Electricity: *Riviera Utilities*

Telephone: *CenturyLink (presumed)*

- Planning Districts Map at Right



N ←



SV21-000002 EASY LIKE THAT RV PARK VARIANCE

Summary of prior actions

- 7/11/2019 – S-19042: *Easy Like That RV Park* Final Site Plan Approval for a 96-site RV Park
 - BC P&Z agenda action: [Agenda \(59\).pdf](#)
 - Meeting minutes: [Minutes \(12\).pdf](#)
- 9/27/2021 – File 21-007579Z-2007: *Stop Work Order* issued due to the following: 1) construction plan review fees not submitted, 2) Subdivision Permit not obtained, 3) Final Site Plan not recorded, 4) Final Site Plan approval expired and revoked as of 8/10/2021

SV21-000002 EASY LIKE THAT RV PARK *VARIANCE*

STOP WORK ORDER EXPORT FROM CITIZEN SERVE

[View File: 21-007579](#)

Description:

Easy Like That RV Park did not pay construction plan review fees nor was the Subdivision Permit issued. Further, the Final Plat has not been recorded. Since a Subdivision Permit was not issued, a Building Permit was not obtained, and the Final Site Plan was not recorded within the 2 year approval period, the 24 month approval period has lapsed. Since there was no request for a 1-year extension within 30 calendar days from the date the approval lapsed, this approval was automatically revoked effective August 10, 2021. The applicant/owner/developer will need to submit a completed application for a new approval per the current subdivision regulations.

Type:

Planning & Zoning

Status: [Open](#)

Parcel #:

05-53-07-26-0-000-002.000

Open Date: [9/27/2021](#)

Owner Name:

EASY LIKE THAT PROPERTIES L L C

Closed Date:

Owner Address:

7001 PINE SPRINGS RD
MERIDIAN MS 39305

Responsible User: [Orie King](#)

Owner Phone:

How Received: [E-mail](#)

Categories:

District: [22 near Elberta](#)

Legal Description:

13 AC(C) COM AT NE COR OF NW1/4 SEC 26, RUN TH S 40, TH W 4

Priority: [Normal](#)

Approximate Location:

Other Phone Numbers:

Planning District:

22: Elberta

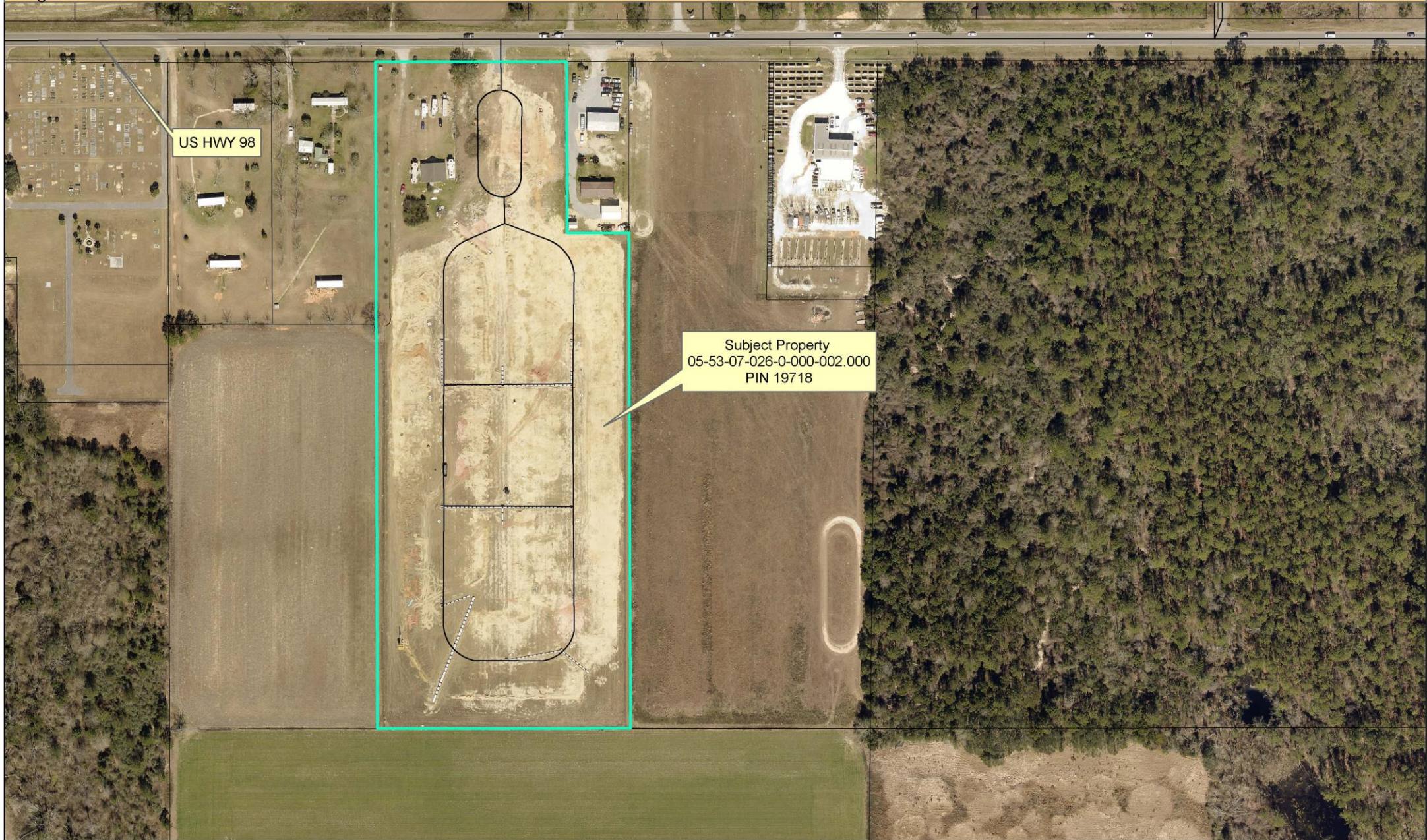
Zoning Classification:

RV-1 Recreational Vehicle Park District

N



SV21-000002 Easy Like That RV Park VARIANCE REQUEST



US HWY 98

Subject Property
05-53-07-026-0-000-002.000
PIN 19718

S21V-000002 EASY LIKE THAT RV PARK *VARIANCE*

VARIANCE REQUEST **STAFF COMMENTS**

“Where it is found that extraordinary hardships or practical difficulties may result from strict compliance with these regulations and/or the purposes of these regulations may be served to a greater extent by an alternative proposal, the Baldwin County Planning and Zoning Commission may approve variances to these subdivision regulations so that substantial justice may be done and the public interest secured, provided that such variance shall not have the effect of nullifying the intent and purpose of these regulations”

- From Article 8, section 8.1, *Baldwin County Subdivision Regulations*

S21V-000002 EASY LIKE THAT RV PARK *VARIANCE*

VARIANCE REQUEST **STAFF COMMENTS**

- Variance requests as contemplated by the *Baldwin County Subdivision Regulations* are governed by article 8 of the subdivision regulations as seen in the preamble on the previous slide, excerpted from section 8.1. The following slides will examine the five (5) review criteria by which a variance is evaluated in section 8.1(a) through section 8.1(e).
- Staff is concerned about the precedent that will be set by approval of the variance which may serve as a conduit for future requests for non-submission of traffic studies for developments connecting to a roadway within ALDOT's network because a possible lower standard of review (ALDOT turnout permits) will become the standard of care rather than the *Baldwin County Subdivision Regulations*.

SV21-000002 EASY LIKE THAT RV PARK VARIANCE

VARIANCE REQUEST APPLICANT COMMENTS

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.

A Traffic Study has not been performed for this development {case # PUD21-000001}. Since this site is an RV Park with pads and not a subdivision with actual lots, the 50-lot requirement of Section 5.5.14 is not applicable. The Institute of Transportation Engineers (ITE) Trip Generation Manual, 7th Edition shows that an RV Park would be expected to produce 0.26 trips for unit vs. a single family lot producing 1.01 trips per unit. In other words, an RV Park would be expected to {generate} ¼ of the trips per unit that a single family subdivision would produce. This exact plan was previously approved by Baldwin County with no requirement for a Traffic Study.

SV21-000002 EASY LIKE THAT RV PARK VARIANCE

VARIANCE REQUEST *APPLICANT COMMENTS* (**CONTINUED**)

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.

*(Applicant comments **continued**) Also, ALDOT issued a Permit that is still in effect for this site and they did not require a Traffic Study. This site is under construction and the Owner simply forgot to request an extension. Requiring a Traffic Study at this time would place an unnecessary and time-costly burden on the developer.*

SV21-000002 EASY LIKE THAT RV PARK VARIANCE

VARIANCE REQUEST *PLANNING AND ZONING STAFF COMMENTS*

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.

P&Z respectfully disagrees with the applicant's assertion that section 5.5.14 of the subdivision regulations is not applicable. Article 5, Section 5.16(b) "Special Requirements for Recreation Vehicle Parks/Campgrounds" explicitly requires a traffic study "in accordance" with Section 5.5.14 for developments containing 50 or more sites / units. The traffic study requirement is a standard requirement for RV Parks for which numerous prior applicants have submitted as required.

SV21-000002 EASY LIKE THAT RV PARK VARIANCE

VARIANCE REQUEST *PLANNING AND ZONING STAFF COMMENTS* **(CONTINUED)**

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.

Further, P&Z staff respects the authority of the Planning Commission as the approving authority of RV Park Site Plans. Thus, staff believes the Planning Commission should have the opportunity to rule on the requirement or non-requirement of a traffic study that may or may not recommend roadway improvements to a development that will create a new turning movement onto a roadway with a “principal arterial” functional classification. Staff believes a turning movement onto US HWY 98 is a matter of public safety, health, and welfare for which the Planning Commission should have the opportunity evaluate the submission or non-submission of a traffic study for a development requesting more than 50 RV sites.

SV21-000002 EASY LIKE THAT RV PARK VARIANCE REQUEST

APPLICANT COMMENTS

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

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

A Traffic Study has not been performed for this development. Since this site is an RV Park with pads and not a subdivision with actual lots, the 50-lot requirement of Section 5.5.14 is not applicable. The Institute of Transportation Engineers (ITE) Trip Generation Manual, 7th Edition shows that an RV Park would be expected to produce 0.26 trips for unit vs. a single family lot producing 1.01 trips per unit. In other words, an RV Park would be expected to {generate} ¼ of the trips per unit that a single family subdivision would produce. This exact plan was previously approved by Baldwin County with no requirement for a Traffic Study.

SV21-000002 EASY LIKE THAT RV PARK VARIANCE REQUEST

APPLICANT COMMENTS (**CONTINUED**)

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

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

*(Applicant comments **continued**) Also, ALDOT issued a Permit that is still in effect for this site and they did not require a Traffic Study. This site is under construction and the Owner simply forgot to request an extension. Requiring a Traffic Study at this time would place an unnecessary and time-costly burden on the developer.*

SV21-000002 EASY LIKE THAT RV PARK

VARIANCE REQUEST STAFF COMMENTS

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

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

The applicant submitted the same comments for item “b” as were submitted for item “a” and it appears the applicant’s assertion is that the ALDOT approval of a turnout permit without a traffic study is the condition unique to the site for which a variance is warranted. Though staff respects ALDOT’s authority to issue turnout permits for a road within its network, staff must also respect the requirements of the Baldwin County Subdivision regulations that require a traffic study in this scenario, which may recommend roadway improvements that are above and beyond ALDOT’s requirements. Staff must therefore respect the higher standard of review and believes the requirement for a traffic study in this instance overrides the uniqueness to the property that the ALDOT permit may have created.

SV21-000002 EASY LIKE THAT RV PARK VARIANCE REQUEST

APPLICANT COMMENTS

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

(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;

- *The applicant indicated in their application for variance that this section is “not applicable”.*

SV21-000002 EASY LIKE THAT RV PARK VARIANCE REQUEST

APPLICANT COMMENTS

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

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

The RV pads are not subdivision lots and therefore the trip generation per pad will be considerably less than the trip generation per subdivision lot.

SV21-000002 EASY LIKE THAT RV PARK VARIANCE REQUEST STAFF COMMENTS

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

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

Staff reiterates that Article 5, Section 5.16(b) "Special Requirements for Recreation Vehicle Parks/Campgrounds" explicitly requires a traffic study "in accordance" with Section 5.5.14 for developments containing 50 or more sites / units. The traffic study requirement is a standard requirement for RV Parks for which numerous prior applicants have submitted as required.

SV21-000002 EASY LIKE THAT RV PARK

VARIANCE REQUEST *APPLICANT COMMENTS*

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

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

- *The applicant responded "YES"*

SV21-000002 EASY LIKE THAT RV PARK

VARIANCE REQUEST STAFF COMMENTS

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

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

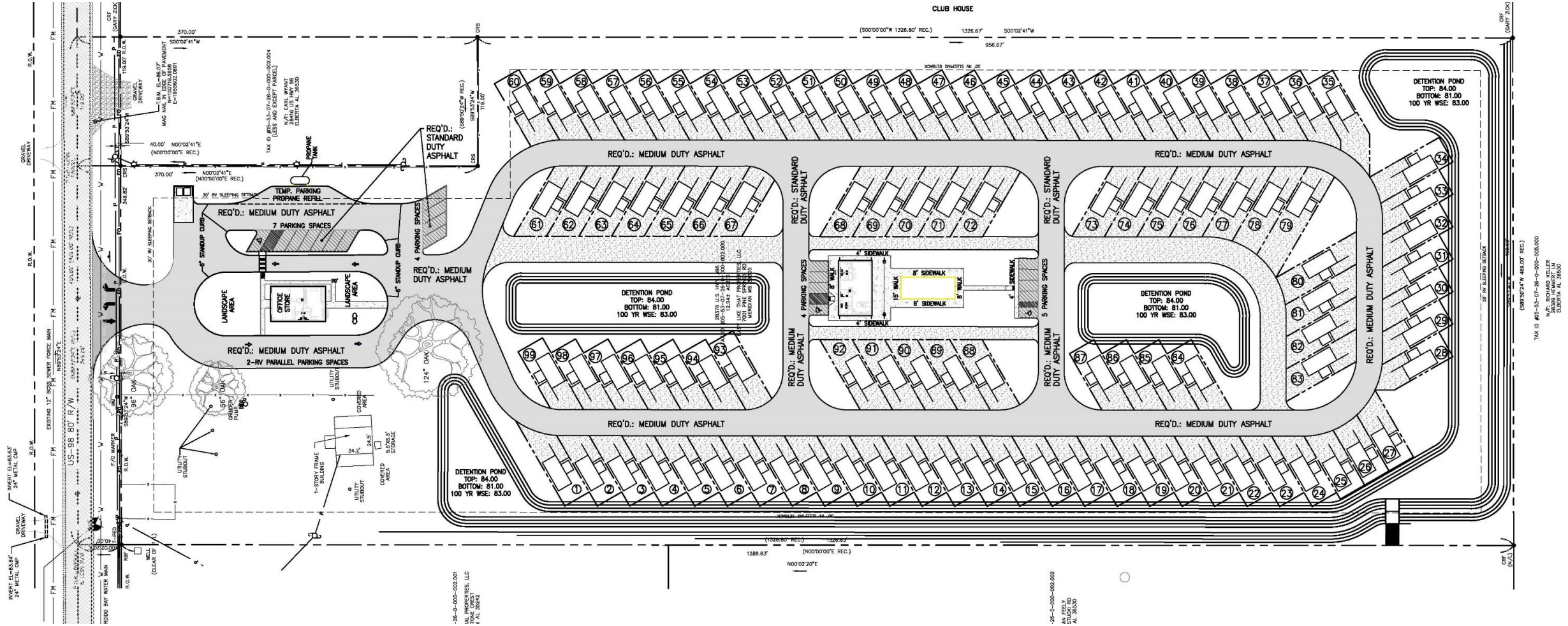
Staff acknowledges the applicant's comments that prior approval was granted by County staff without a traffic study. However, PUD21-000001 is a new application for an RV park site plan review. Staff reiterates that permitting and completion of the previous project from the prior site plan approval was never accomplished. Staff believes the failure to properly permit and construct the project as allowed by the prior approval is a self-imposed condition and does not sufficiently initiate a variance from one of the requirements of the subdivision regulations for the newly-submitted project.

SV21-000002 EASY LIKE THAT RV PARK

VARIANCE REQUEST **STAFF RECOMMENDATION**

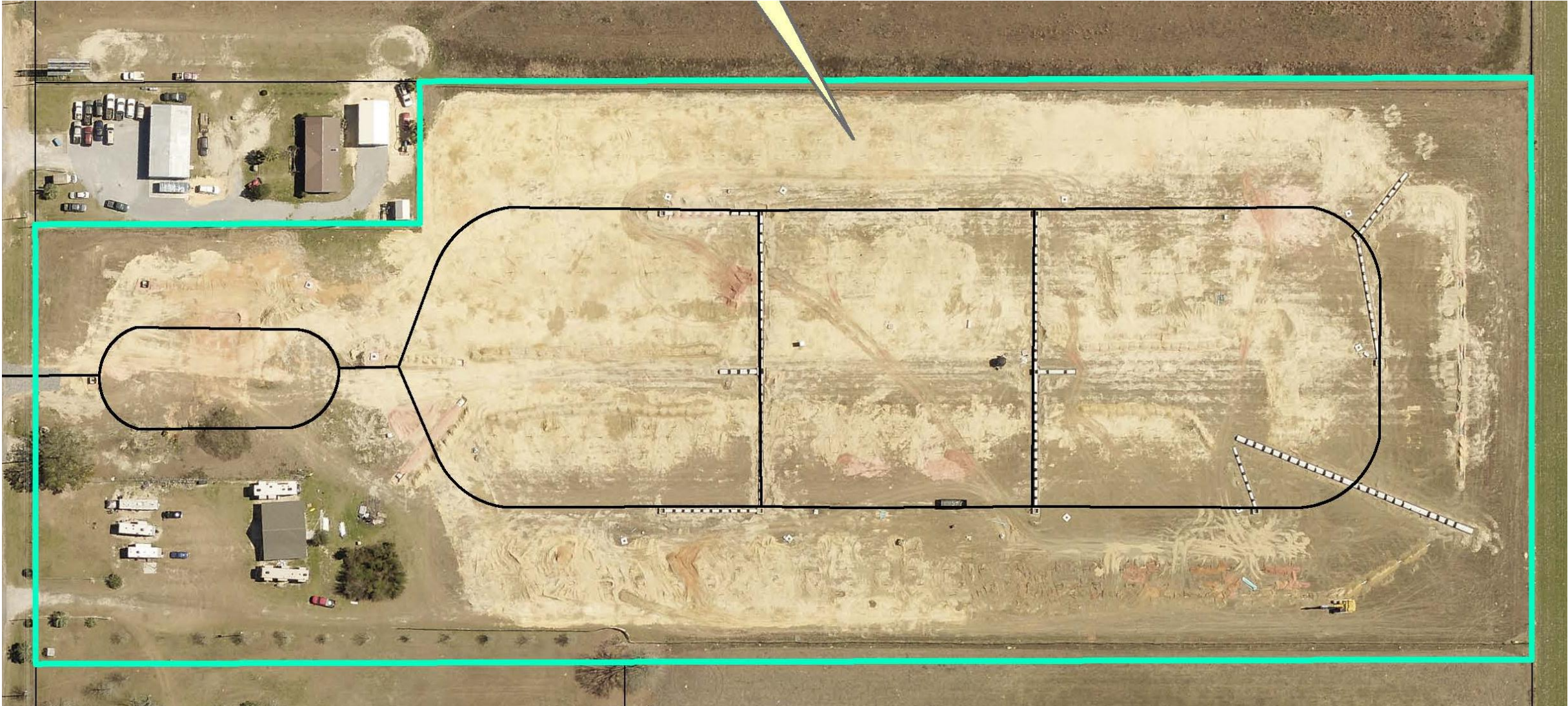
Staff recommends that the requested variance from section 5.16(b), *Special Requirements for Recreational Vehicle Parks / Campgrounds*, in accordance with section 5.5.14, *Traffic Study Requirements* related to the proposed *Easy Like That RV Park*, Case # PUD21-000001 be **DENIED** due to non-qualification of the variance criteria in Section 8.1(a) through 8.1(e) of the *Baldwin County Subdivision Regulations*.

EASY LIKE THAT RV PARK VARIANCE



SV21-000002

EASY LIKE THAT RV PARK VARIANCE



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INTENTIONALLY

(7.b)S-21053 PALMETTO FARMS

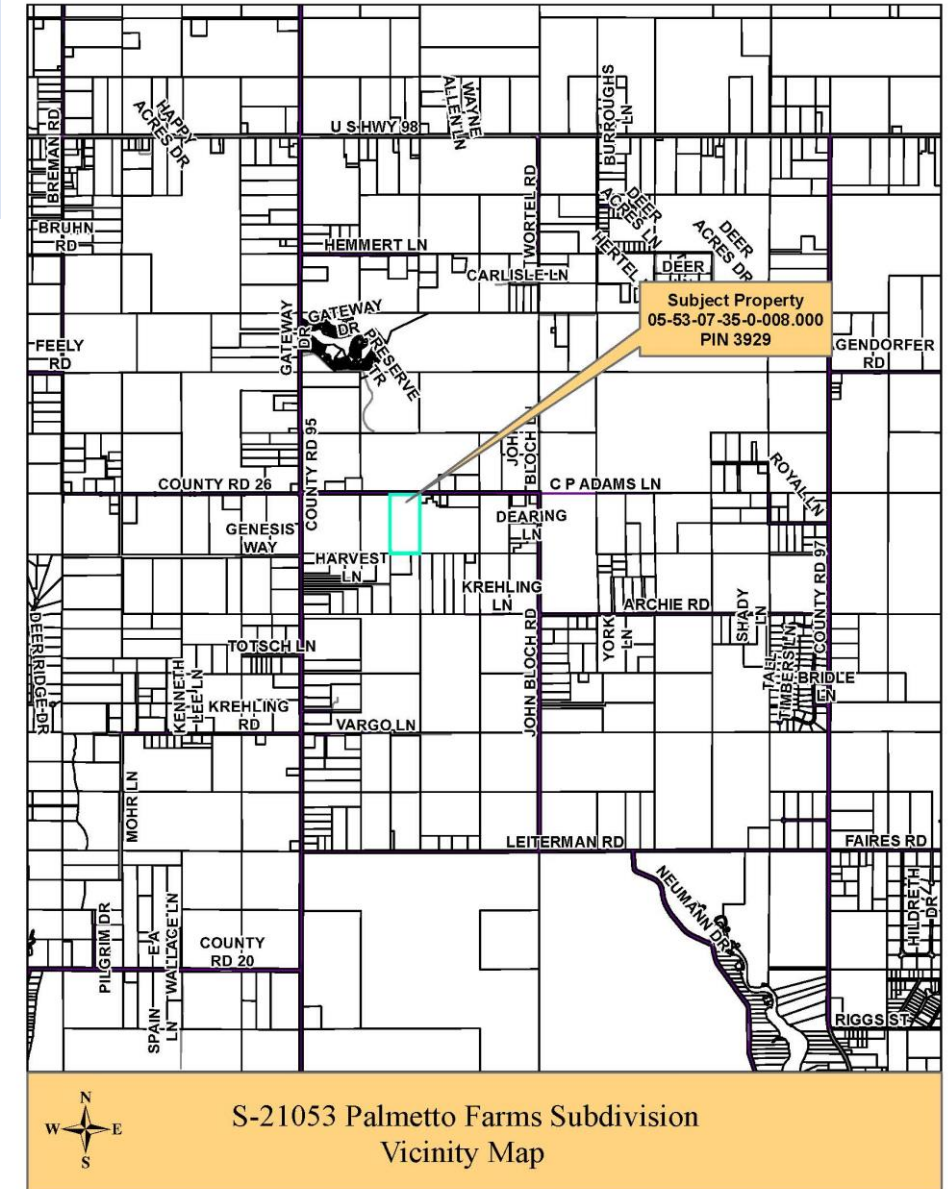
Staff Report Prepared by:
J. Buford King, Development Review
Planner

PRELIMINARY PLAT APPROVAL REQUEST

- **Total Property area:** 20.5 acres +/-
 - **Lots 1-4:** 3.01 acres +/-
 - **Lot 5:** 8.46 acres +/-
 - **Setbacks:** 40' Front, 40' Rear 20' Side*
*(exceeds 15' minimum requirement)

Engineer of Record: David Shumer, PE
Barton and Shumer Engineering, LLC

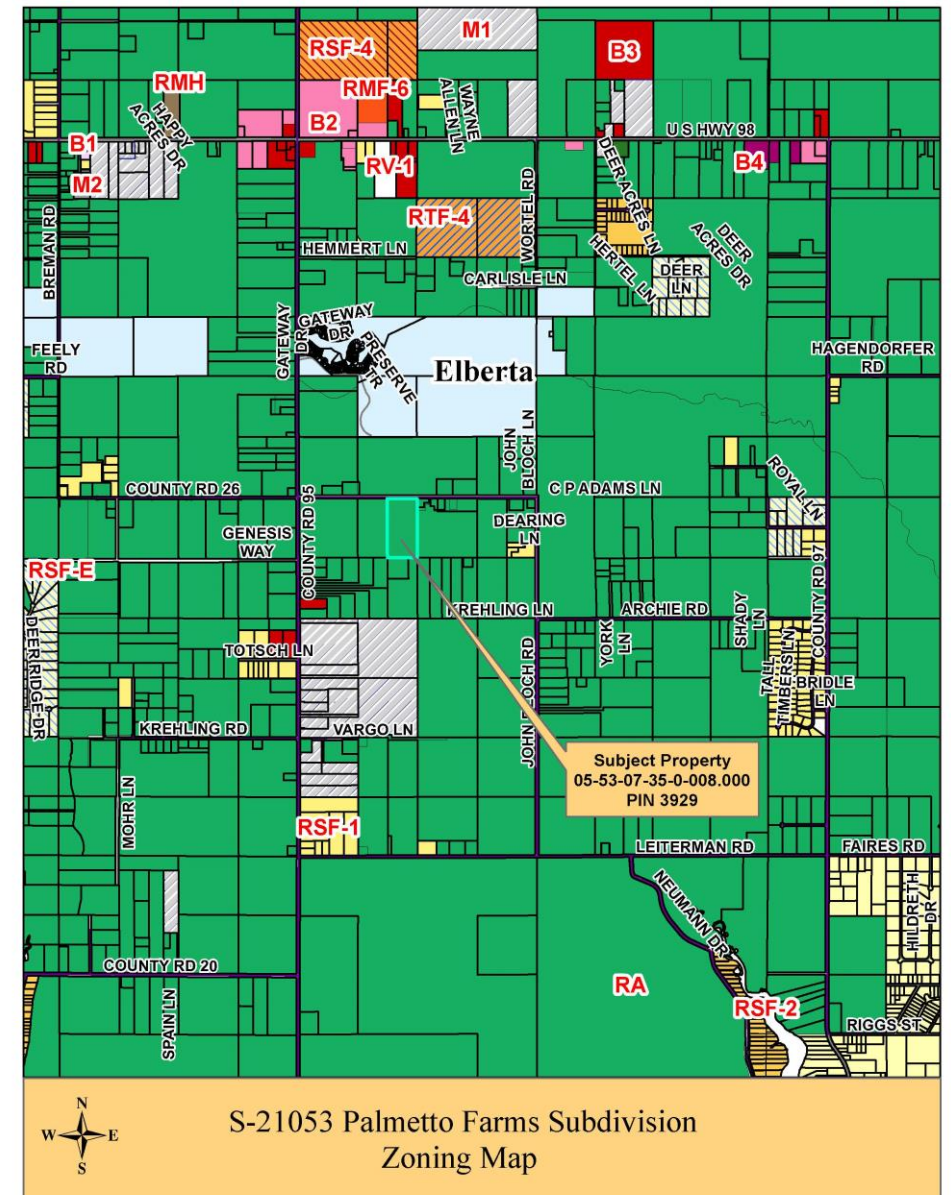
Surveyor of Record: Matthew S. Kountz, PLS
Geosurveying, Inc.

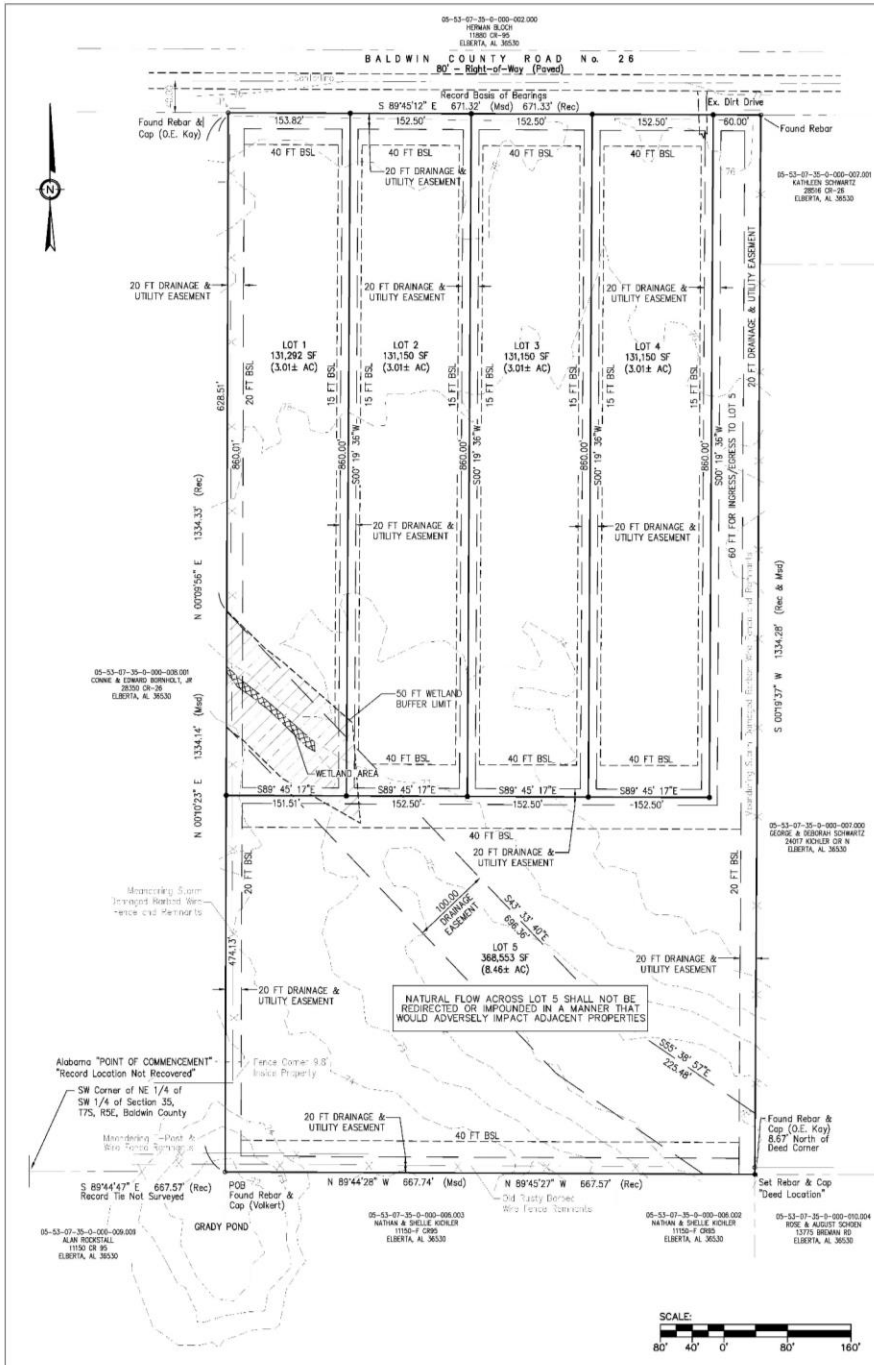


S-21053 PALMETTO FARMS

PRELIMINARY PLAT APPROVAL REQUEST

- **Total Number of Lots: 5**
 - **Development Density:** 0.244 units per acre (5 lots / 20.5 acres)
 - **Public Improvements:** none triggered by the proposed lot sizes
 - *Common Driveways not required*
 - **Owner/Developer:** BJ's Residential Properties, LLC





SITE DATA:

TAX PARCEL NO: 05-53-07-35-0-000-008.000
PPIN: 3929
ZONING DISTRICT 12
ZONING: RA
TOTAL LOTS: 5
LARGEST: 368,553 SQ FT
SMALLEST: 131,150 SQ FT
TOTAL AREA: 893,295 SQ FT (20.5± AC)

BUILDING SETBACKS:

FRONT: 40 FT
REAR: 40 FT
SIDE: 20 FT

UTILITIES:

WATER SERVICE: PERDIDO BAY WATER & SEWER
SEWER SERVICE: ON-SITE SEWAGE
ELECTRIC SERVICE: BALDWIN EMC

DRAINAGE & UTILITY EASEMENTS:

ALL LOTS ARE SUBJECT TO A 20' DRAINAGE AND UTILITY EASEMENT ON ALL LOT LINES, (10 FEET ON EACH SIDE) ALONG ALL INTERIOR SIDE LOT LINES.

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FLOOD ZONE X (UNSHADED) ACCORDING TO THE FLOOD INSURANCE RATE MAP D1003C0843M DATED 19 APRIL 2019.

CERTIFICATION BY BALDWIN COUNTY E-911 ADDRESSING:

THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.
THIS THE ____ DAY OF ____, 20__

AUTHORIZED SIGNATURE

CERTIFICATION OF APPROVAL BY THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION:
THE UNDERSIGNED, AS ____ OF BALDWIN COUNTY PLANNING AND ZONING COMMISSION, HEREBY CERTIFIES THAT, AT ITS MEETING OF ____, THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION APPROVED THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE ____ DAY OF ____, 20__

BALDWIN COUNTY PLANNING AND ZONING COMMISSION
BY: _____
ITS: _____

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER:

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

COUNTY ENGINEER

CERTIFICATE OF THE BALDWIN COUNTY PLANNING DIRECTOR

THE UNDERSIGNED, AS DIRECTOR OF THE BALDWIN COUNTY PLANNING AND ZONING DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.
THIS THE ____ DAY OF ____, 20__

PLANNING DIRECTOR

CERTIFICATE OF APPROVAL BY BALDWIN EMC (POWER):

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN EMC HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.
THIS THE ____ DAY OF ____, 20__

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY PERDIDO BAY WATER, SEWER, & FIRE PROTECTION (WATER):
THE UNDERSIGNED, AS AUTHORIZED BY PERDIDO BAY WATER, SEWER, & FIRE PROTECTION HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.
THIS THE ____ DAY OF ____, 20__

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF BALDWIN COUNTY HEALTH DEPARTMENT:

THE LOT(S) ON THIS PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE BALDWIN COUNTY HEALTH DEPARTMENT. NO REPRESENTATION IS MADE THAT ANY LOT ON THIS PLAT WILL ACCOMMODATE AN ON-SITE SEWAGE SYSTEM (OSS). THE APPROPRIATENESS OF A LOT FOR WASTEWATER (SEWAGE) TREATMENT AND DISPOSAL SHALL BE DETERMINED WHEN AN APPLICATION IS SUBMITTED. IF PERMITTED, THE LOT APPROVAL MAY CONTAIN CERTAIN CONDITIONS WHICH RESTRICT THE USE OF THE LOT OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS, AND THESE ARE ON FILE WITH THE SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HEREON.
SIGNED THIS THE ____ DAY OF ____, 20__

AUTHORIZED REPRESENTATIVE

OWNERS:

BJ'S RESIDENTIAL PROPERTIES, LLC
1299 GREYSTONE CREST
BIRMINGHAM, AL 35242

NOTES:

1. THIS SURVEY DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE AND CORRECT TITLE SEARCH AND/OR EXAMINATION MIGHT DISCLOSE, INCLUDING, BUT NOT LIMITED TO, DESCRIPTIONS CONTAINED IN DEEDS FOR ADJACENT PROPERTIES. IN ADDITION THERETO, THE ATTACHED DRAWING DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH, OTHER THAN WHAT IS VISIBLE ON THE GROUND, PROVIDED BY OUR CLIENT, OR RECORDS WE HAPPEN TO HAVE ON FILE FURNISHED BY OTHERS.
2. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES.
3. MEASUREMENTS SHOWN HEREON WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
4. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTY.
5. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
6. PROPERTY IS SUBJECT TO ANY RESTRICTIONS OR CONDITIONS WHICH MAY BE ON COVENANTS OR DOCUMENTS NOT DISCLOSED TO OUR FIRM.
7. BUILDING SETBACK LINES SHALL CONFORM TO THOSE SHOWN ON THE PLAT OR THOSE IN EFFECT AT THE TIME OF PERMITTING, WHICHEVER IS MORE STRINGENT.
8. OWNERS SHOULD CONTACT ALABAMA LINE LOCATORS PRIOR TO ANY CONSTRUCTION AT 800-292-8525.
9. CONTOURS SCALED FROM ONLINE MAPPING.
10. WETLAND AREA DELINEATED BY VITTOR & ASSOCIATES, INC.

CERTIFICATION OF OWNERSHIP AND DEDICATION:

STATE OF ALABAMA)
COUNTY OF BALDWIN)

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, IS THE OWNER OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSE HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATED THIS THE ____ DAY OF ____, 20__

BY: _____
BJ'S RESIDENTIAL PROPERTIES, LLC
1299 GREYSTONE CREST
BIRMINGHAM, AL 35242

ACKNOWLEDGEMENT OF NOTARY PUBLIC:
STATE OF ALABAMA)
COUNTY OF BALDWIN)

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT BJ BLANCHARD, WHOSE NAME AS MANAGING MEMBER OF BJ'S RESIDENTIAL PROPERTIES, IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.
GIVEN UNDER MY HAND AND NOTARIAL SEAL
THIS THE ____ DAY OF ____, 20__

NOTARY PUBLIC

CERTIFICATION BY SURVEYOR:

STATE OF ALABAMA)
COUNTY OF BALDWIN)

I, MATTHEW KUNTZ, A LICENSED SURVEYOR OF COUNTY, ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF BJ'S RESIDENTIAL PROPERTIES, SITUATED IN BALDWIN COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING IN SECTION 35, TOWNSHIP 7 SOUTH, RANGE 5 EAST, BALDWIN COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7, RANGE 5 EAST, BALDWIN COUNTY, ALABAMA; THENCE S 89° 44' 47" E, 667.57 FEET TO AN IRON PIN AND THE POINT OF BEGINNING; THENCE N 00° 09' 56" E, 1334.33 FEET TO AN IRON PIN ON THE SOUTH RIGHT-OF-WAY OF BALDWIN COUNTY ROAD NO. 26 (80' R/W); THENCE ALONG SAID RIGHT-OF-WAY OF BALDWIN COUNTY ROAD NO. 26, S 89° 45' 12" E, 671.33 FEET TO AN IRON PIN; THENCE S 00° 19' 37" W, 1334.28 FEET TO AN IRON PIN; THENCE N 89° 45' 27" W, 667.57 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 20.506 ACRES, MORE OR LESS.

AND THAT THE PLAT OR MAP CONTAINED HEREIN IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO LOTS, THE PROPERTY DESCRIBED IS DIVIDED QUANTITATIVELY THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND EASEMENT AND ITS NUMBER AND SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS AND GIVING THE BEARINGS, LENGTH, WIDTH AND NAMES OF THE STREETS, SAID MAP FURTHER SHOWS THE RELATION OF THE LAND SO PLATTED TO THE GOVERNMENT SURVEY, AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT POINTS MARKED THUS (O) AS HEREON SHOWN.

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

GIVEN UNDER MY HAND AND SEAL AT ____, ALABAMA,
THIS THE ____ DAY OF ____, 20__

MATTHEW S. KUNTZ, P.L.S.
ALABAMA REG. NO. 20359



GEO SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS

129 CLUB DRIVE
FAIRHOPE, ALABAMA 36532
PHONE: 251-990-0815 FAX: 251-990-0866

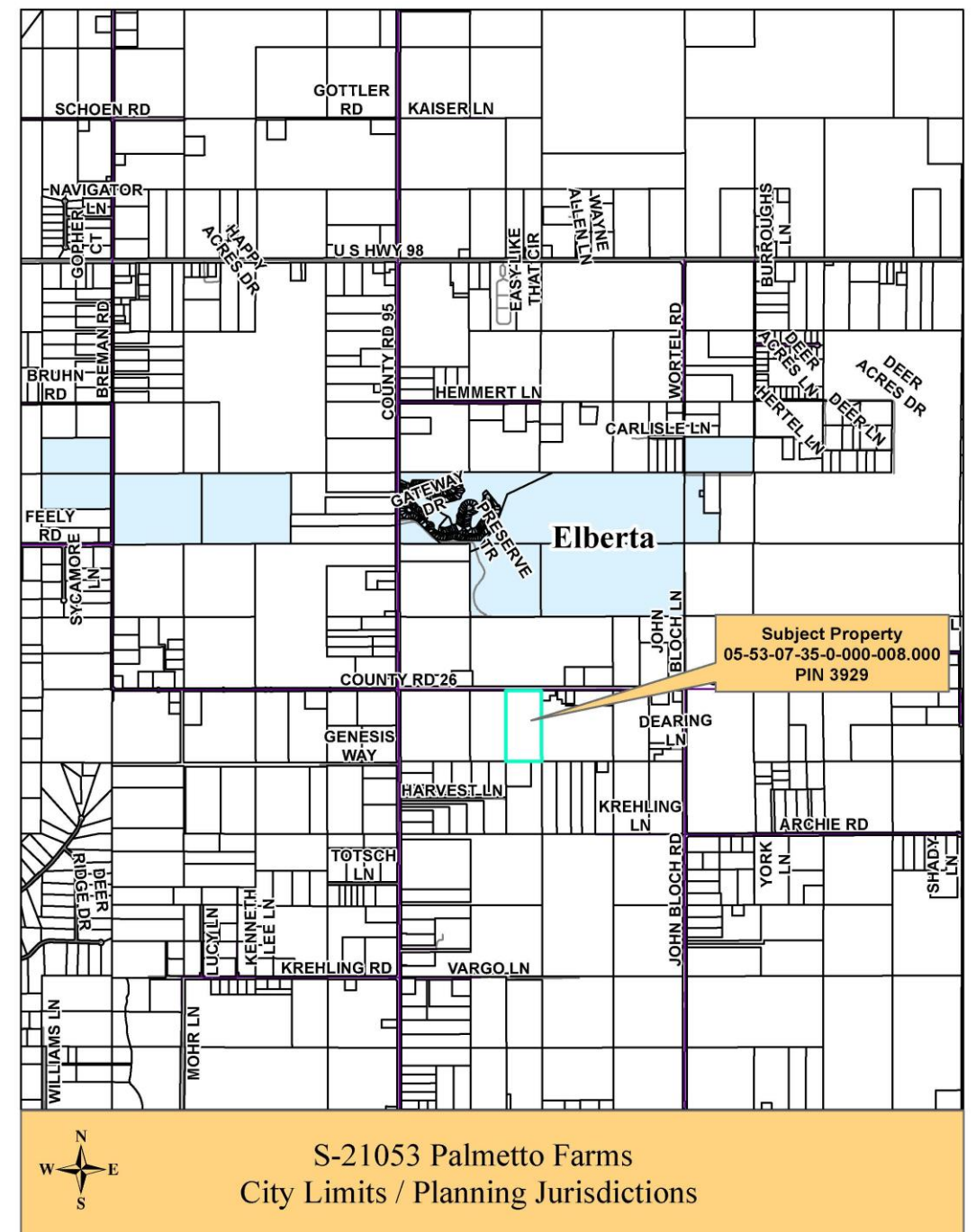
PALMETTO FARM
SUBDIVISION

SKETCH PLAT

PROJECT NO:	2021007
DATE:	02-10-21
SCALE:	1" = 80'
DRAWN BY:	DMS
CHECKED BY:	AMK
FIELD WORK DATE:	01-29-21
FIELD BOOK NO:	RDGS
SHEET	1 OF 1 SHEETS

S-21053 PALMETTO FARMS

- **Subject property is located on the south side of County Road 26 between County Road 95 and John Block Road near the Town of Elberta**
- **Parcel Number**
 - 05-53-07-35-0-000-008.000 (PIN 3929)
- **Zoning:** RA, Rural Agriculture
- **Planning District:** 32



S-21053 PALMETTO FARMS

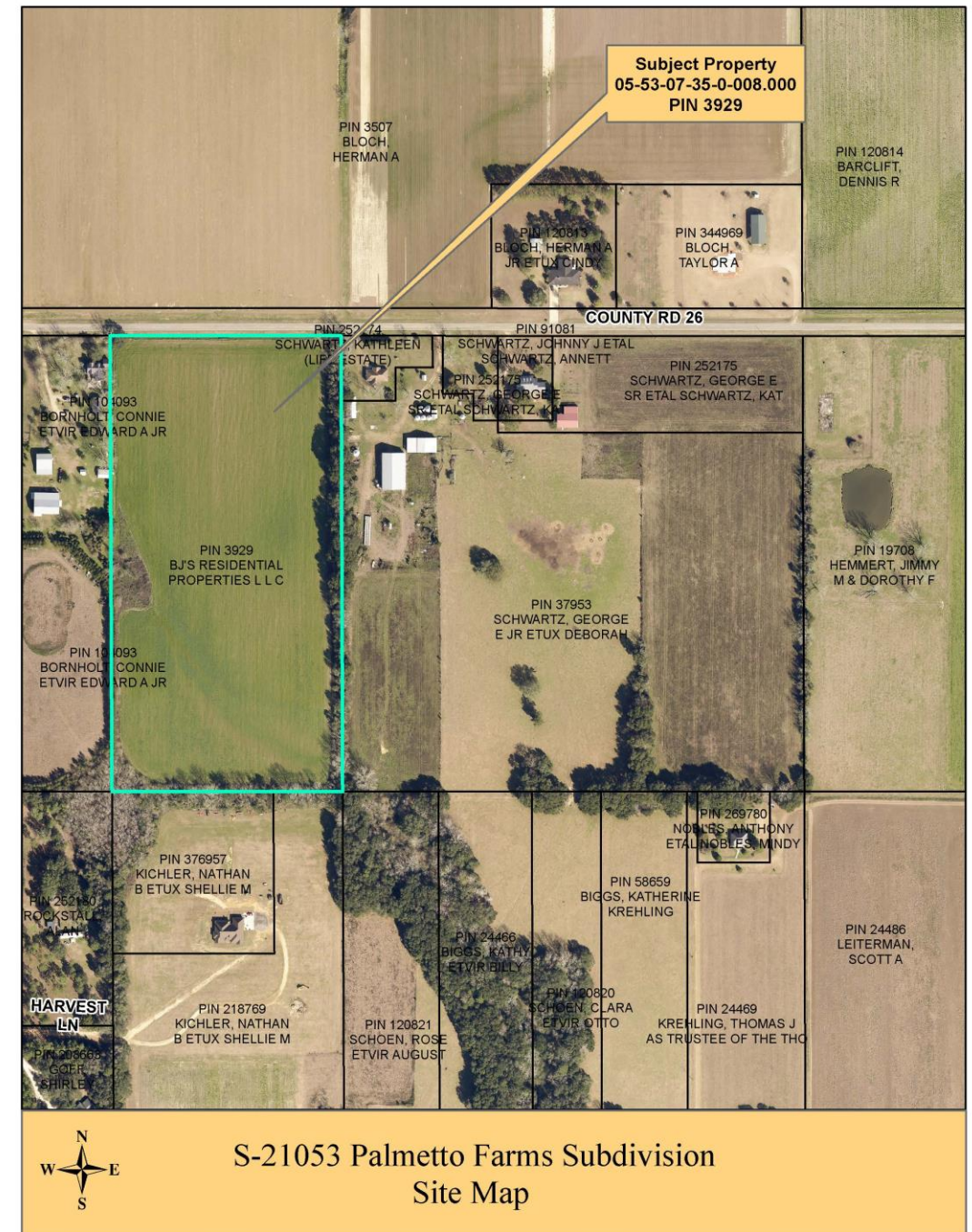
Utilities Services

Water: *Perdido Bay Water & Sewer*

Sewer: *Onsite Septic*

Electricity: *Baldwin EMC*

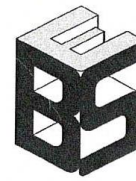
Telephone: *Centurylink*



S-21053 PALMETTO FARMS

Staff Comments

- A traffic study was not required as the proposed development is less than 50 lots
- David Shumer, PE of Barton and Shumer Engineering, LLC prepared the drainage narrative for subject property
 - An excerpt is at right with Mr. Shumer's PE stamp
 - The drainage narrative was accepted by the Baldwin County Highway Department



BARTON & SUMER ENGINEERING, LLC

3213 MIDTOWN PARK SOUTH
MOBILE, AL 36606
251.219.4942
www.bartoneng.com

PALMETO FARM SUBDIVISION

Baldwin County, Alabama

Drainage Methodology:

This project consists of the division of a single piece of land into six (6) residential lots. The property is located on the south side of County Road 29 South with ± 671 feet of roadway frontage and contains approximately 19.06 acres. The property is being subdivided into five (5) lots of ± 1.34 acres and a remnant parcel containing 13.78 acres. The majority of the property is currently used as farm land with row crops with some isolated areas of trees.

The property has a drainage feature that crosses the south remnant parcel. Upstream of the drainage feature is a pond on the adjacent property that receives a portion of the runoff from the south side of County Road 26. Based on the USGS Web Soil Survey the northern portion of the property is primarily soil group A and B while the south remnant parcel contains group B soils. Soil Group B was used to establish the Curve Numbers for the impact analysis of this development. This property is currently being used to grow peanuts which requires well drained loamy sand or sandy loam soils.

Calculations for the weighted curve number for each portion of the property were performed by treating the existing row crop property (CN=81) as pasture land (50-75% ground cover fair condition - CN=69), the smaller lots were calculated as 1.3 acre lots (CN=67.1) based on the one (1) (CN=68) and two (2) (CN=65) acre lots as a basis and the larger lot was calculated as two (2) acre lots (CN=65).

Using the SCS method with there will not be an increase in runoff as a result of changing from a farmed property to the proposed residential lots.

Site Area = 893,295 SF (± 20.5 AC)

EXISTING:

CN = 69

(69) PASTURE = 20.5 AC

Tc = 4 min (Kirpich)

PROPOSED:

C = 66.58

(67.1) RESIDENTIAL (1.34 AC) = 6.73 AC

(65) RESIDENTIAL (13.78 AC) = 13.77 AC

Tc = 4 min (Kirpich)

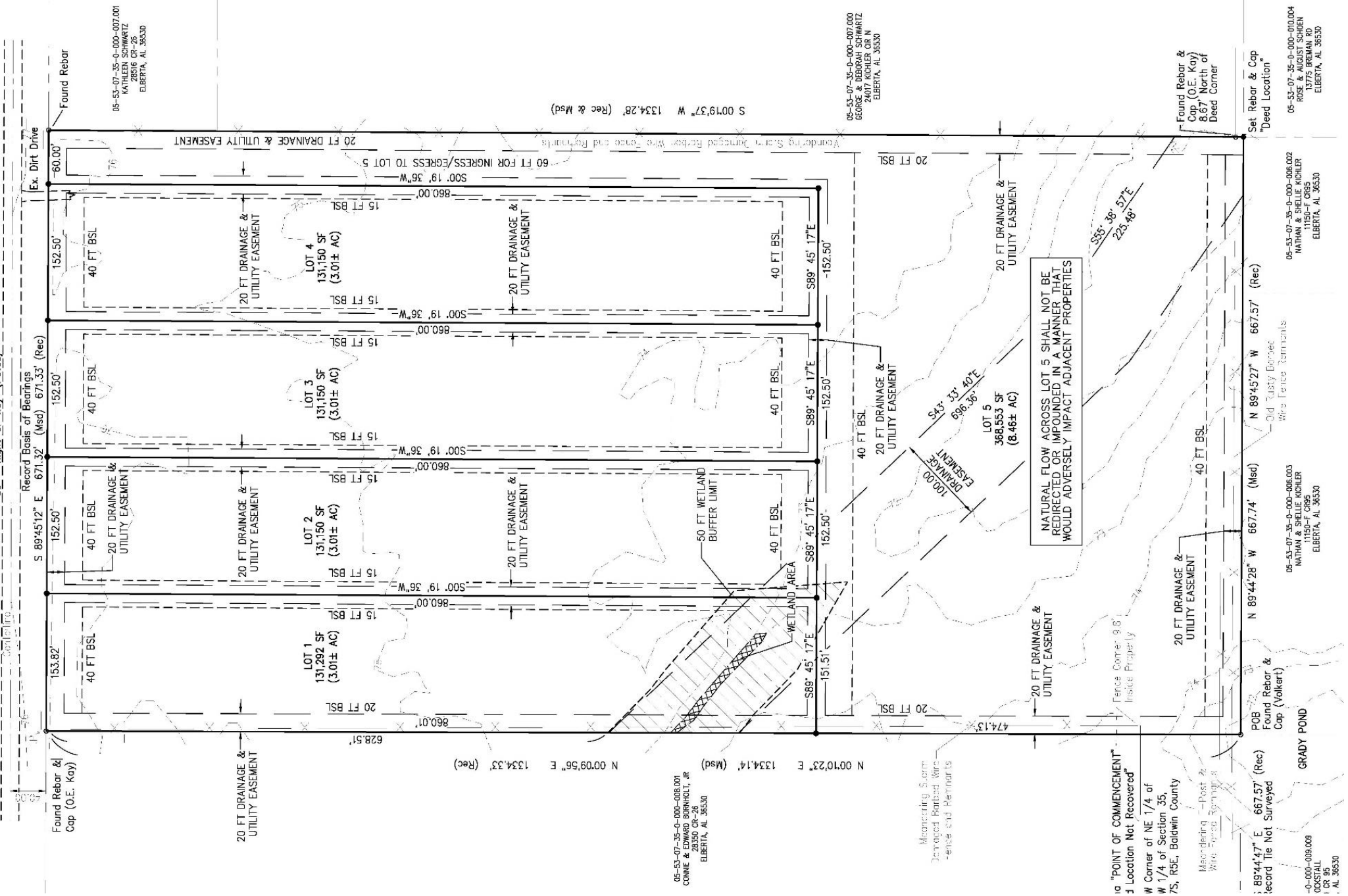
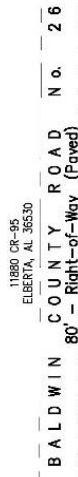
The results of the subdivision will not increase the runoff from the site based on the SCS method. No storm water runoff abatement is proposed.



S-21053 PALMETTO FARM

PRELIMINARY PLAT APPROVAL REQUEST **STAFF RECOMMENDATION**

Staff recommends that the Development Permit / Preliminary Plat application for Case No. S-21053, Palmetto Farm be **APPROVED** subject to compliance with the *Baldwin County Subdivision Regulations* and with the following contingency: cure a minor typographical error on the note on lot “5” prior to circulating the plat for signatures.



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INTENTIONALLY

S-21067 DOGWOOD ESTATES PHASE I

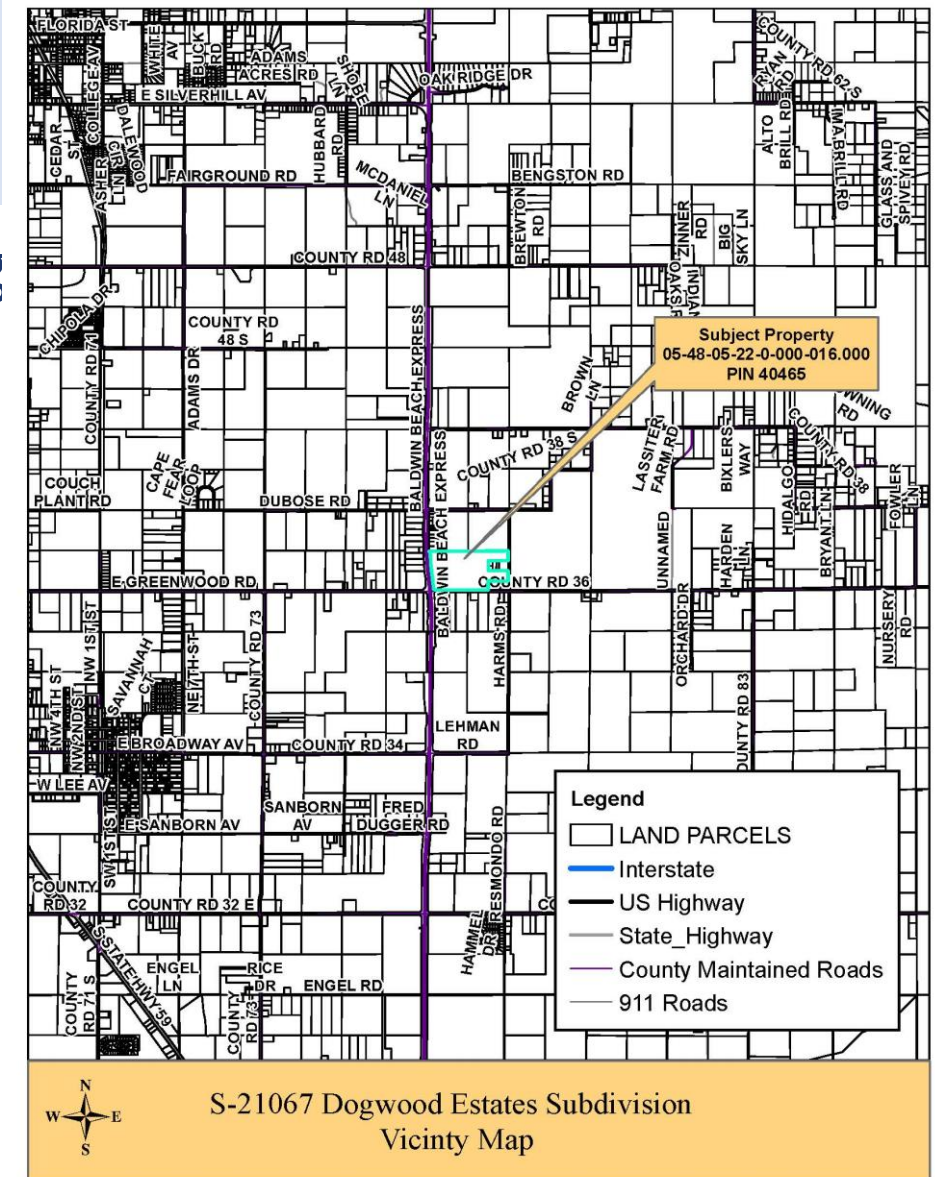
PRELIMINARY PLAT APPROVAL REQUEST

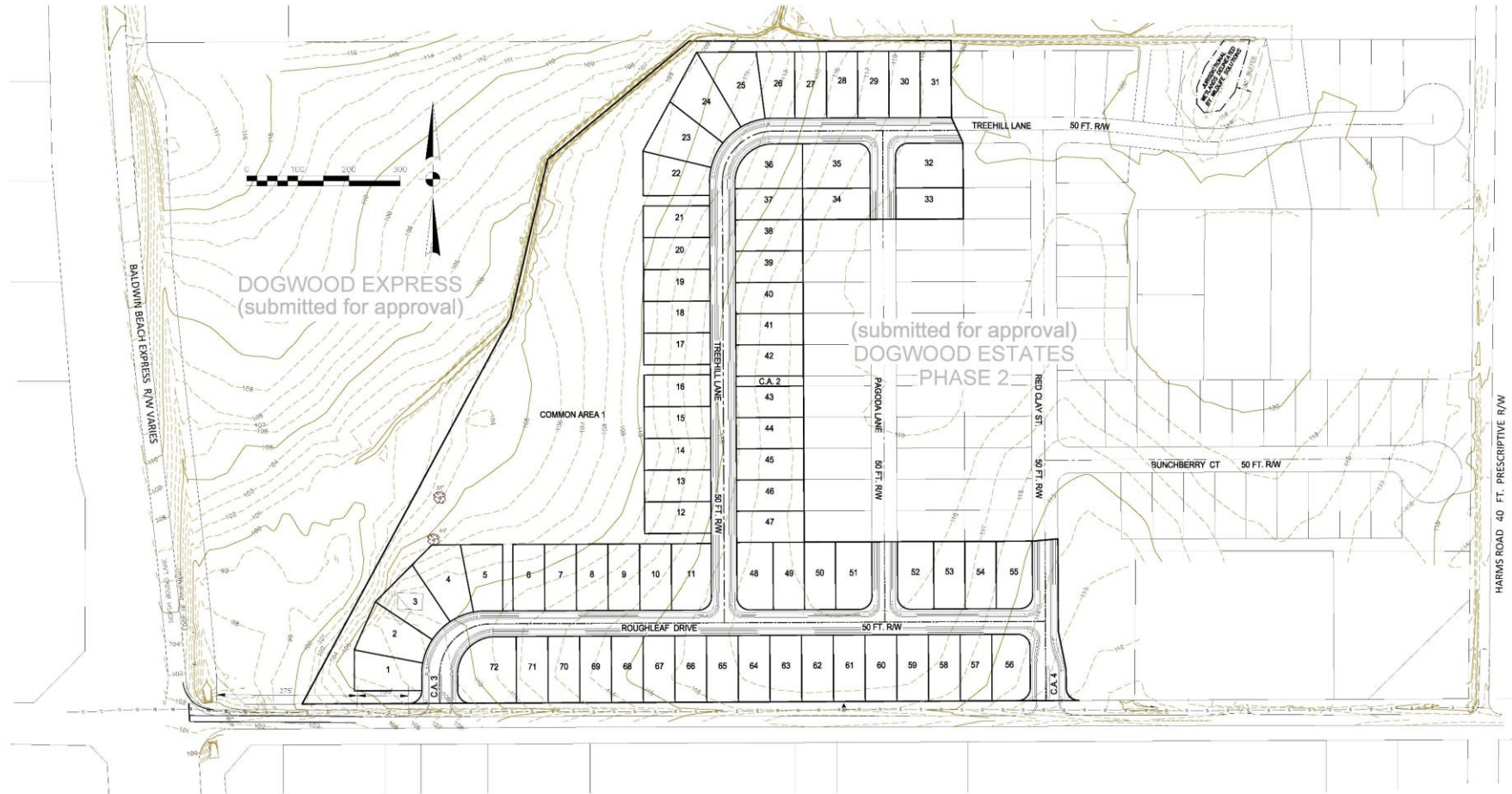
- **Total Number of Lots:** 72 in Phase I covering 25.16 acres to be developed

Development Density: 72 lots / 25.16 acres (Phase I) = 2.86 units per acre

New Public Streets: 3,319 lf total length, 50' ROWs, 20' total width, 2.5' valley curb and gutter, 5' sidewalks both sides – to be dedicated to Baldwin Co.

Owner/Developer: ALEPH-TAV Investments, LLC PO BOX 2322 Fairhope, AL 36533





TURN LANE IMPROVEMENTS - COUNTY ROAD 36
1"=50'
(ACTUAL DESIGN TO BE COORDINATED WITH BALDWIN COUNTY ENGINEERING)

Dogwood Estates Phase 1 Preliminary Plat Section 22, T-6-S, R-4-E



DRAWN	ROC
CHKD	JAF
PROJ/MGR	DED
SCALE	1"=100'
PROJECT	20210805
FILE	20210805-PRELIM.PLT
SHEET	2 OF 2

N

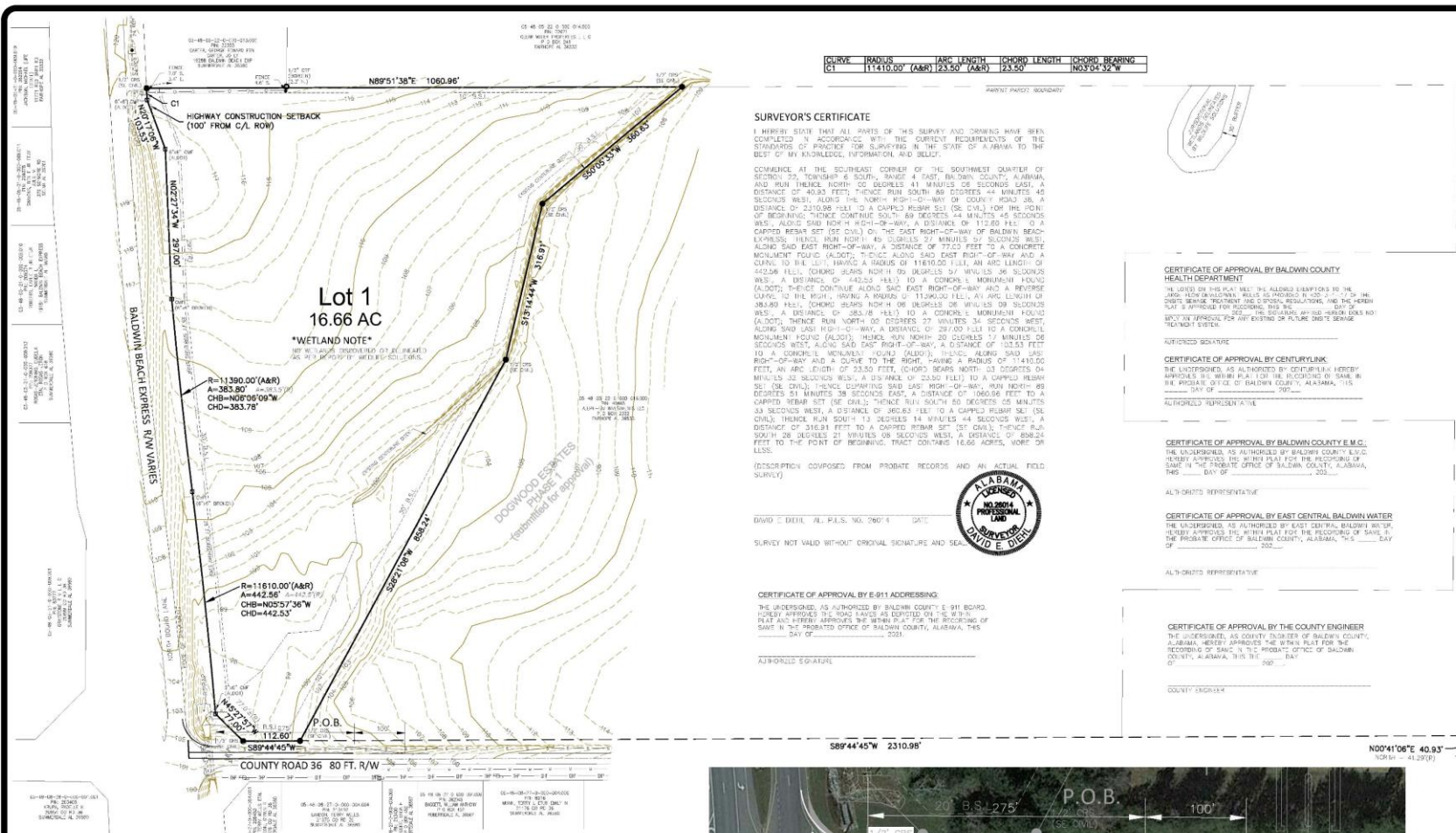


TURN LANE IMPROVEMENTS - COUNTY ROAD 36

1"-50'

(ACTUAL DESIGN TO BE COORDINATED WITH BALDWIN COUNTY ENGINEERING)





Owner:
ALEPH-TAV INVESTMENTS, LLC
PO BOX 2322
FAIRHOPE, AL 36533
TIN: 05-48-05-22-0-000-016.000
PIN: 40465

Total Area 65.16 Acres
Undeveloped Area 16.66 Acres
Planning Dist. 18
Zoning None
Lots 1

Utility Providers:
Water: East Central Baldwin Water
Sewer: Septic System
Power: Baldwin EMC
Telephone: Century Link

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

- LEGEND:
- (A & R) = RECORD BEARING/DISTANCE
 - (B) = RECORD BEARING/DISTANCE
 - (C) = CAPTURED MONUMENT FOUND
 - (D) = CONCRETE MONUMENT FOUND
 - (E) = POINT OF BEGINNING
 - (F) = NON-EXISTENT CONCRETE PIPE
 - (G) = ALABAMA DEPARTMENT OF TRANSPORTATION
 - (H) = PARTIAL PLAT/BOUNDARY
 - (I) = POWER LINE
 - (J) = CHAIN LINK FENCE
 - (K) = GUY WIRE TOWER FOOT
 - (L) = GUY WIRE
 - (M) = GUY WIRE
 - (N) = FLOOD STATEMENT
 - (O) = FLOOD STATEMENT

FLOOD STATEMENT
THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE JANUARY 1, 2021.

SURVEYOR'S CERTIFICATE
I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.



TURN LANE IMPROVEMENTS - COUNTY ROAD 36
1"=50'
(ACTUAL DESIGN TO BE COORDINATED WITH BALDWIN COUNTY ENGINEERING)

POINT OF COMMENCEMENT
THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 4 EAST, N:182532.967, E:1918896.173 PER INSTRUMENT NO. 1597319

- GENERAL NOTES:
1. THE LOT LINES ADJACENT TO RIGHTS-OF-WAY (LINES OTHERWISE NOTED) ARE 15 FEET (7.5 FEET EACH SIDE) OF THE LOTS.
 2. THERE IS A 15 FOOT (7.5 FEET EACH SIDE) COMMON AREA CONTAINING DRAINAGE INFRASTRUCTURE AND A 15 FOOT DRAINAGE EASEMENT (15 FEET EACH SIDE) TO THE SOUTH OF ALL LOTS AND REAR LOTS NOT BACKING UP TO A COMMON AREA CONTAINING DRAINAGE INFRASTRUCTURE.
 3. THE EASEMENTS OF DRAINAGE UTILITIES ARE SHOWN IN THE RELEVANT SURVEYED LOTS AND BALDWIN BEACH EXPRESS.
 4. ACCESS TO BALDWIN BEACH EXPRESS (BBE) SHALL FOLLOW THE ACCESS MANAGEMENT PLAN FOR ALL CONNECTIONS TO BBE.

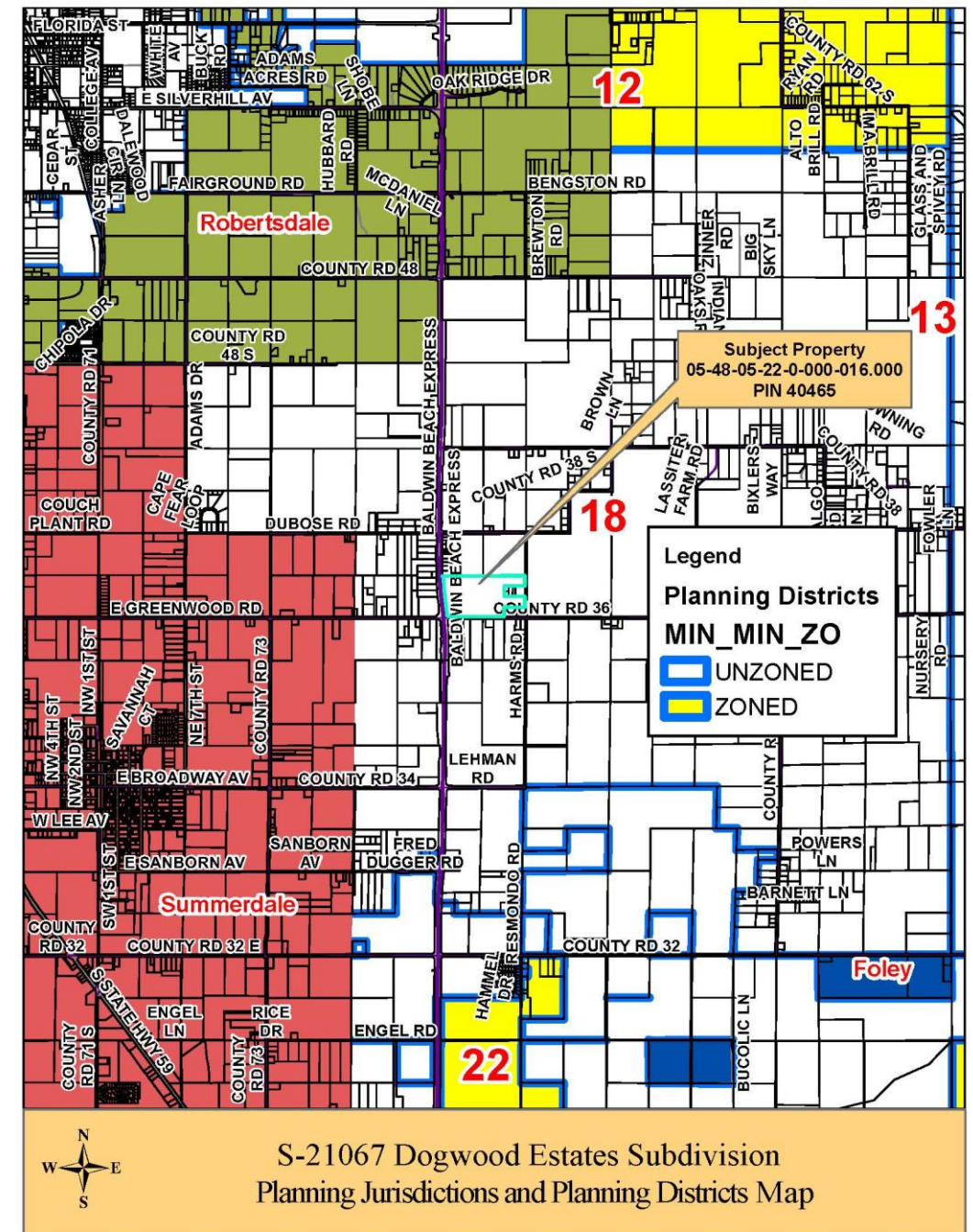
Dogwood Express Preliminary Plat

Section 22, T-6-S, R-4-E

SE Civil Engineering & Surveying
1000 HOLCOM BLVD
FAIRHOPE, ALABAMA 36533
(205) 998-6866

DRAWN	RCB
CHKD	JAF
PROJ. MGR	DEB
SCALE	1"=100'
PROJECT	20220005
FILE	20220005-EXPRESS
SHEET	1 OF 1

- **Subject property is located at the northeast intersection of the Baldwin Beach Express along CR36 near the Town of Summerdale**
- **Parcel Number:**
 - 05-48-05-22-0-000-016.000
(PIN 40465)
- **The Citizens of Planning District 18 have not yet implemented zoning in this district**



Utilities Services

Water: *East Central Baldwin Water*

Sewer: *Baldwin County Sewer Service*

Electricity: *Baldwin EMC*

Telephone: *Centurylink*



S-21067 DOGWOOD ESTATES PH I

June 28, 2021

Staff Comments

- Dr. Samantha Islam of ASSR Consultants, LLC, prepared the traffic study for *Dogwood Estates*
- The traffic study has been reviewed by the Baldwin County Highway Department and the highway department has concluded that right and left turn approaches will be required at the intersection of CR36 and the BBE
 - Additional ROW acquisition along CR36 will be required, which will affect the plat of **both** *Express* and *Estates*

TRAFFIC IMPACT STUDY

Dogwood Estates Subdivision
Summerdale, Alabama

Prepared on behalf of:

ALEPH-TAV Investments, LLC
c/o Pete Carnley
PO Box 2322, Fairhope, AL 36533
Phone: (251) 680-4828

Prepared by:



Samantha Islam, Ph.D., P.E.
ASSR Consultants, LLC
3870 Branford Ct
Mobile, AL 36619
Ph: (251)-545-9681



S-21067 DOGWOOD ESTATES PH I

Staff Comments

- Larry Smith, PE of S.E. Civil prepared a drainage narrative for subject property
 - The drainage narrative will be further-reviewed by the Baldwin County Highway Department during the construction plans review, with any revisions to be reflected on the “for permit” drawings

DRAINAGE NARRATIVE

GENERAL INFORMATION

Dogwood Estates subdivision is a proposed one hundred forty-nine (149) lot subdivision located in Baldwin County jurisdiction. The subdivision contains approximately 48.49 acres. The site is in Sections 22 of Township 6 South, Range 4 East and is 0.10 miles east of the Baldwin County Rd 36 and Baldwin Beach Express intersection.

DRAINAGE CONDITIONS

The terrain of the site falls in three (3) separate basins. One basin drains towards the west and ultimately discharges to the roadside ditch at the County Rd 36 and Baldwin Beach Express intersection. The second basin drains to the southeast and discharges onto the County Rd 36 roadside ditch into a culvert crossing the road near the southeast corner of the site. The third basin drains towards the east and discharges to the roadside ditch on Harms Road. The site is mostly vacant row crops.

Water will be collected in a series of inlets and underground drainage. The underground drainage will discharge into three (3) proposed dry ponds. The first pond is located on the west side of the property and will discharge through an outlet control structure to an existing channel within the site which drains to the intersection of County Rd. 36. The second pond is on the southeast corner of the site and will discharge through an outlet control structure into the County Rd. 36 roadside ditch. The third pond is located towards the northeast corner of the site and will discharge through an outlet control structure into an existing channel along the north property line which connects with the channel that the first pond drains to on the east side of the site.

HYDRAULIC ANALYSIS

Field verified elevations were used to determine the drainage basin area.

The SCS method for runoff estimation will be used to develop the detention calculations for the project. NOAA has published intensity curves specific to this area and the 2, 5, 10, 25, 50 and 100-year, 24-hour storm events will be utilized in the drainage calculations for this site. The existing GIS contours along with field verified elevations for the area will be used to determine the size of the drainage basin. The drainage basin area will then be plotted on the USDA Web Soil Survey to determine the soil characteristics. Soil surveys are made to provide information about the soils within the drainage area. They include a description of the soil types, their location, and tables that show soil properties and limitations affecting various uses. TR-20 presents a simplified procedure for estimating runoff and peak discharges in watersheds. Using this procedure, the SCS Curve number method along with the information gained in the soil report, runoff is able to be estimated.

The time of concentration (Tc) is also necessary for the flow estimate. This value will be estimated using the grade change from the most remote point of the drainage area to the location of the proposed inlet or pipe. The grade, change, travel length, and surface conditions can be applied to equations from “Technical Release 55, Urban Hydrology for Small Watersheds” (TR-55) published by the United States Department of Agriculture, Natural Resources Conservation Service to calculate the time of concentration.

HydroCAD utilizes the composite runoff curve number and the area of the drainage basin to determine the outflow of the drainage basin. Twenty-four-hour rainfall intensities for two, five, ten, twenty-five, fifty, and one hundred year return storm events will be applied to the drainage areas to determine the flow. The software is then used to determine the flow exiting the drainage basin and entering the proposed detention pond for pre- and post-development scenarios.

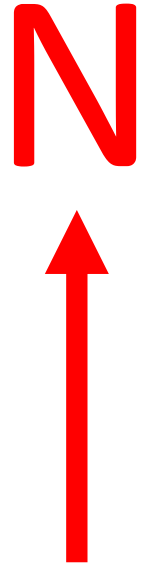
StormCAD will be used to analyze the closed drainage systems for the proposed project. Curbs and gutters channel storm water from the roadways; the storm water is then collected into wing inlets and yard inlets, which eventually is piped to the proposed detention ponds. Weir structures will be installed in the detention ponds and will discharge at a controlled rate less than the pre-developed rate.


Larry Smith, PE
Project Manager
251-990-6566

S-21067 DOGWOOD ESTATES **STAFF RECOMMENDATION**

Staff recommends that the Preliminary Plat application for Case No. S-21090, Dogwood Express be **APPROVED** with the following contingencies:

1. Reflection of the altered ROW along CR 36 to be shown on the Estates plat when recorded, as well as coordinated with the turn lanes to be installed during the construction of Phase I of Dogwood Estates.
2. Coordinate and reflect the features of the Dogwood *Express* portion of the plat on the Dogwood Estates plat when recorded.
3. Approval of case number S-21090 *Dogwood Express* preliminary plat.
4. Memorialize within the approval that the applicant and general public are reminded subject property is located adjacent to a U.S. Department of Defense (DoD) facility, Outlying Field (OLF) Summerdale, which is a component of the flight training programs operated by the U.S. Navy. Flight operations from this facility involving low-flying aircraft will occur near and over subject property.

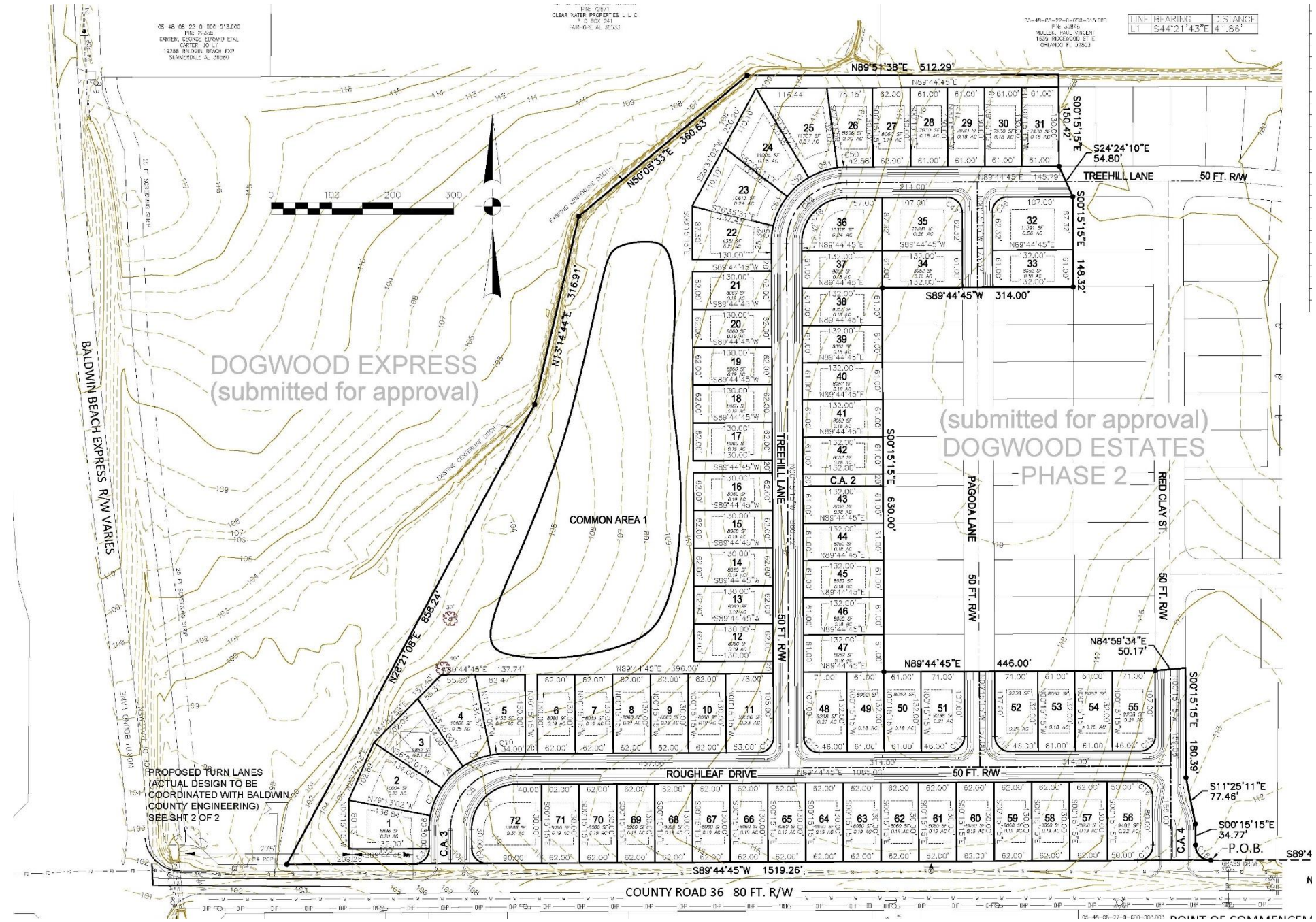


05-48-05-21-0-100-013.000
P.N. 72352
CARTER, GEORGE EDWARD ETAL
CARTER, JO L
1908 BALDWIN BEACH EX
SUNSHINE, AL 35567

P.N. 72871
CLEAR WATER PROPERTIES L.L.C.
P.O. BOX 341
HARRIS, AL 35553

05-48-05-29-0-000-015.000
P.N. 72875
MULLICK, PAUL VINCENT
1625 RIDGEWOOD ST E
OPRIMO, AL 35053

LINE BEARING D'S ANGLE
L1 544°21'43"E 47.56'



DOGWOOD EXPRESS
(submitted for approval)

(submitted for approval)
DOGWOOD ESTATES
PHASE 2

PROPOSED TURN LANES
(ACTUAL DESIGN TO BE
COORDINATED WITH BALDWIN
COUNTY ENGINEERING)
SEE SHT 2 OF 2

COUNTY ROAD 36 80 FT. R/W

S89°4

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INTENTIONALLY

(7.d)S-21090 DOGWOOD EXPRESS

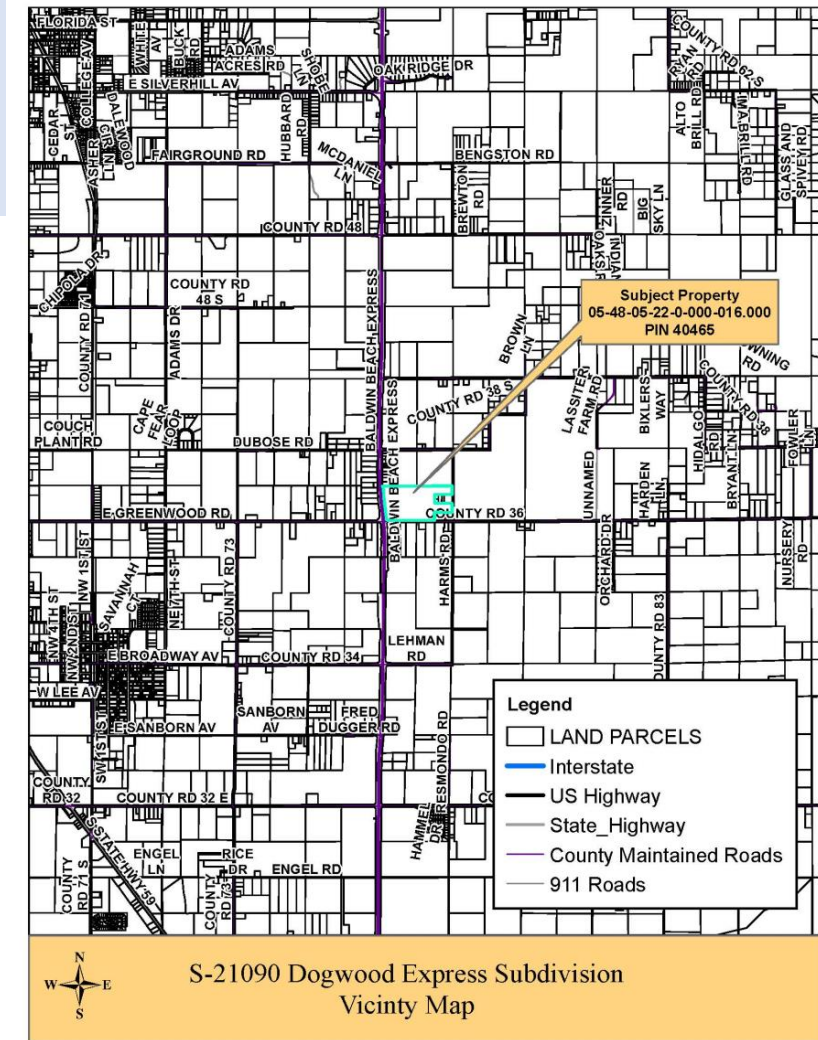
Staff Report Prepared by:
J. Buford King, Development Review
Planner

PRELIMINARY PLAT APPROVAL REQUEST

- **Total Property area:** 65.16 acres
 - **Lot 1:** 16.66 acres
 - **Remnant Parcel:** To become *Dogwood Estates*
See Case # S-21067
 - **Setbacks:** 30' Front, 30' Rear 10' Side, 20' Street Side

Surveyor of Record: David Diehl, PLS
SE Civil Engineering and Surveying

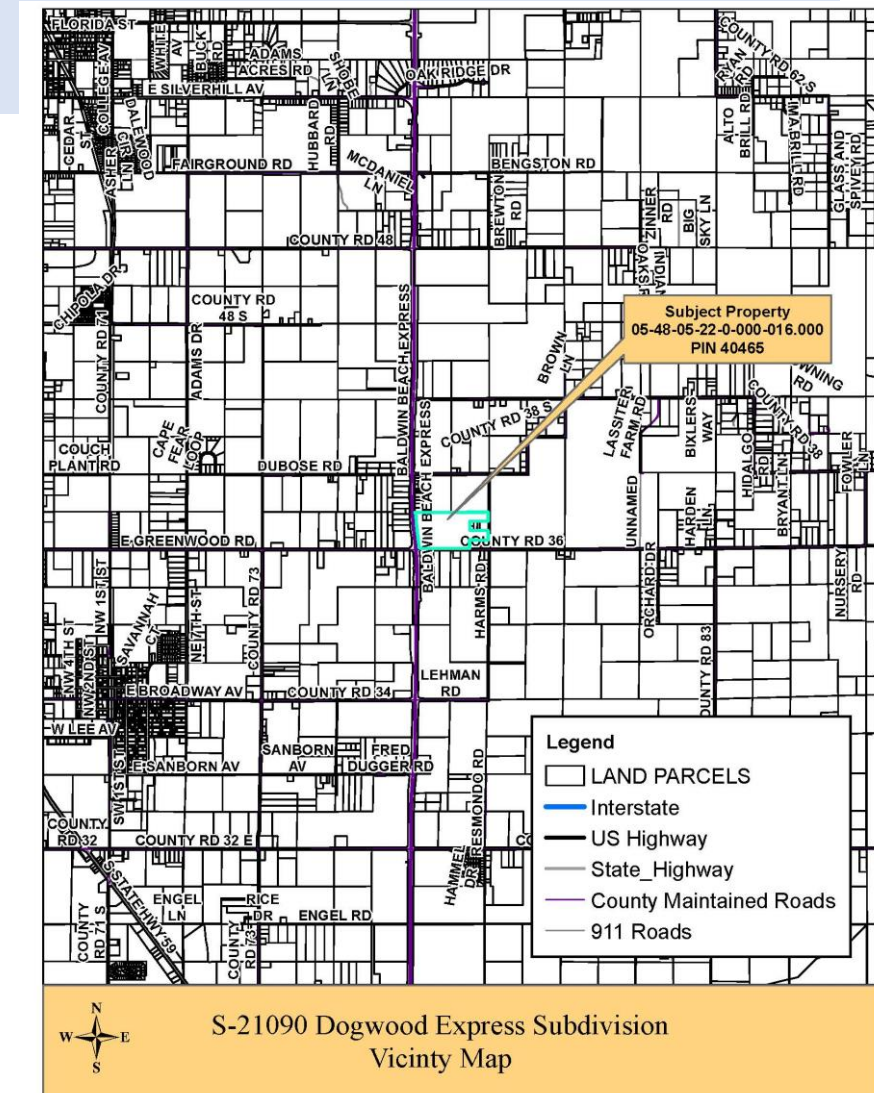
Staff Recommendation: Approve with contingencies

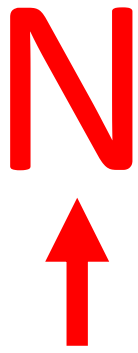


S-21090 DOGWOOD EXPRESS

PRELIMINARY PLAT APPROVAL REQUEST

- **Total Number of Lots:** 1
- **Development Density:** less than one unit per acre
- **Total Street Length:** N/A
 - No new streets, sidewalks, or other improvements proposed
- **Owner/Developer:** ALEPH-TAV Investments, LLC PO BOX 2322 Fairhope, AL 36533



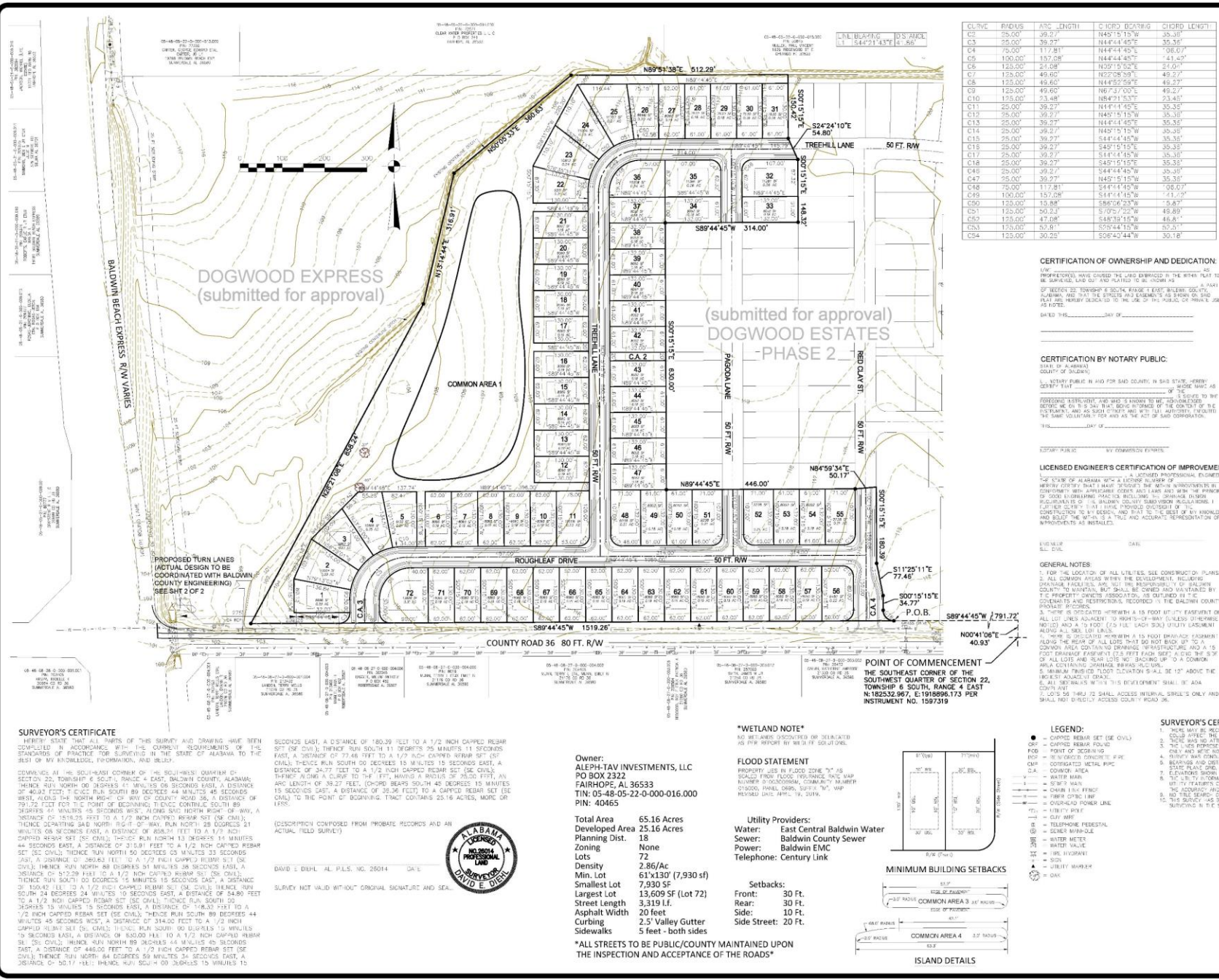


TURN LANE IMPROVEMENTS - COUNTY ROAD 36

1"-50'

(ACTUAL DESIGN TO BE COORDINATED WITH BALDWIN COUNTY ENGINEERING)





CERTIFICATE OF APPROVAL BY BALDWIN COUNTY SEWER
THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY SEWER SERVICE, LLC
HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE
PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF
_____, 202__.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY CENTURYLINK

CERTIFICATE OF APPROVAL BY CENTURYLINK
THE UNDERSIGNED, AS AUTHORIZED BY CENTURYLINK, HEREBY
APPROVES THE WITHIN PLAN FOR THE RECORDING OF SAME IN THE
PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY
OF _____, 202____.

SUBSCRIBED, REPRESENTATIVE _____

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY E.M.C.
THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E.M.C.
HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME
IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS
DAY OF _____ 20__.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY EAST CENTRAL BALDWIN WATER
THE UNDERSIGNED, AS AUTHORIZED BY EAST CENTRAL BALDWIN
WATER, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING
OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA,
THIS ____ DAY OF _____, 200__.

© 2004 Blackwell Publishing Ltd, *Journal of Internal Medicine* 255: 103–110

CERTIFICATE OF APPROVAL BY E-911 ADDRESSING:
THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911
BOARD, HEREBY APPROVES THE ROAD NAMES AS DENOTED ON THE
WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE

NAME _____ DATE _____

CERTIFICATE OF THE BALDWIN COUNTY PLANNING DIRECTOR:
I, _____, AS DIRECTOR OF THE BALDWIN COUNTY PLANNING AND

OF THE SAME IN THE PROBATE
DAY OF

PLANNING DIRECTOR

THE UNDERSIGNED, CLERK OF THE COUNTY OF BALDWIN COUNTY,
ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING
OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA,
THIS 14th DAY OF _____, 2002.

0000-0001-9000-0001

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY
PLANNING AND ZONING COMMISSION

THE UNDERSIGNED, AS _____ OF BALDWIN COUNTY
PLANNING AND ZONING COMMISSION, HEREBY CERTIFIES THAT, AT ITS
MEETING OF _____, THE BALDWIN COUNTY
PLANNING AND ZONING COMMISSION APPROVED THE WITHIN PLAN FOR THE

ALABAMA, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 263

By _____

STATE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
STORM AND RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN FOR VISUAL PURPOSES.
2021, AND IS RECORDED IN ALL ELECTRONIC FIELD BOOKS.
2021, AND IS RECORDED IN ALL ELECTRONIC FIELD BOOKS.

HERFON WERE "COMPUTED" FROM
E. ZONE 1 SURV. OBS. OBSERVATION

WAS OBTAINED BY SURVEYING AND PLOTTING THE WSD. ABOVE GROUP
THE GEOGRAPHICAL SURFACE MARKINGS BY OTHERS. NO QUANTITATIVE MADE AS
LESS OF THE MARKINGS.
I PROVIDED FOR THIS SURVEY.
D IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE
NAMA, EFFECTIVE JANUARY 1, 2017.

Doctype

Phase 1

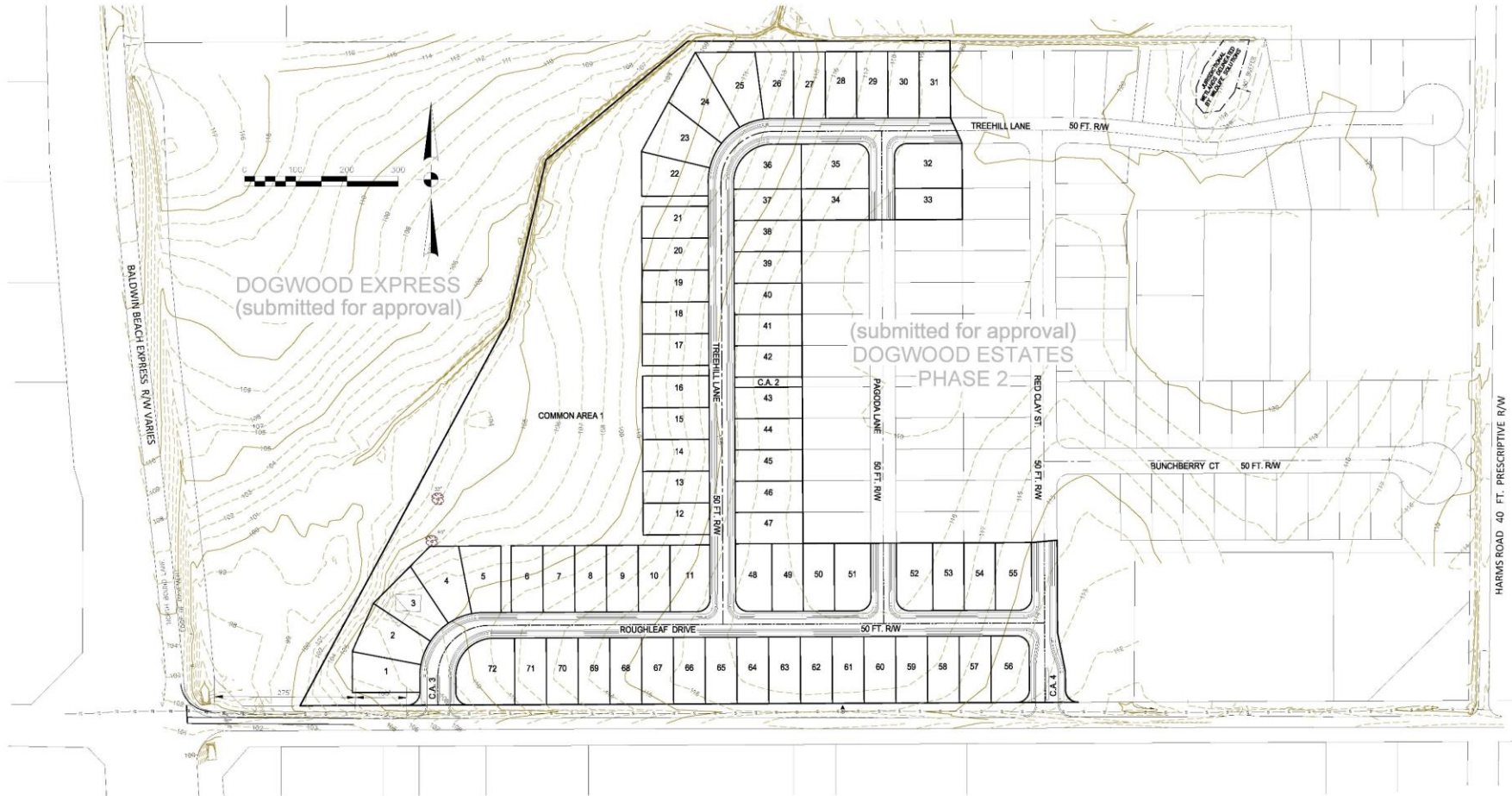
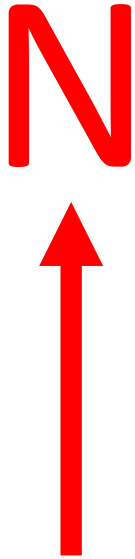
Section 2

S.E. Civil	DRAWN	RDC
	CHKD.	JAF
	PROJ. MGR	DIED

Engi

880 HOLCOMB BLVD
FAIRHOPE, AL 36532

1000



TURN LANE IMPROVEMENTS - COUNTY ROAD 36
1"=50'
(ACTUAL DESIGN TO BE COORDINATED WITH BALDWIN COUNTY ENGINEERING)

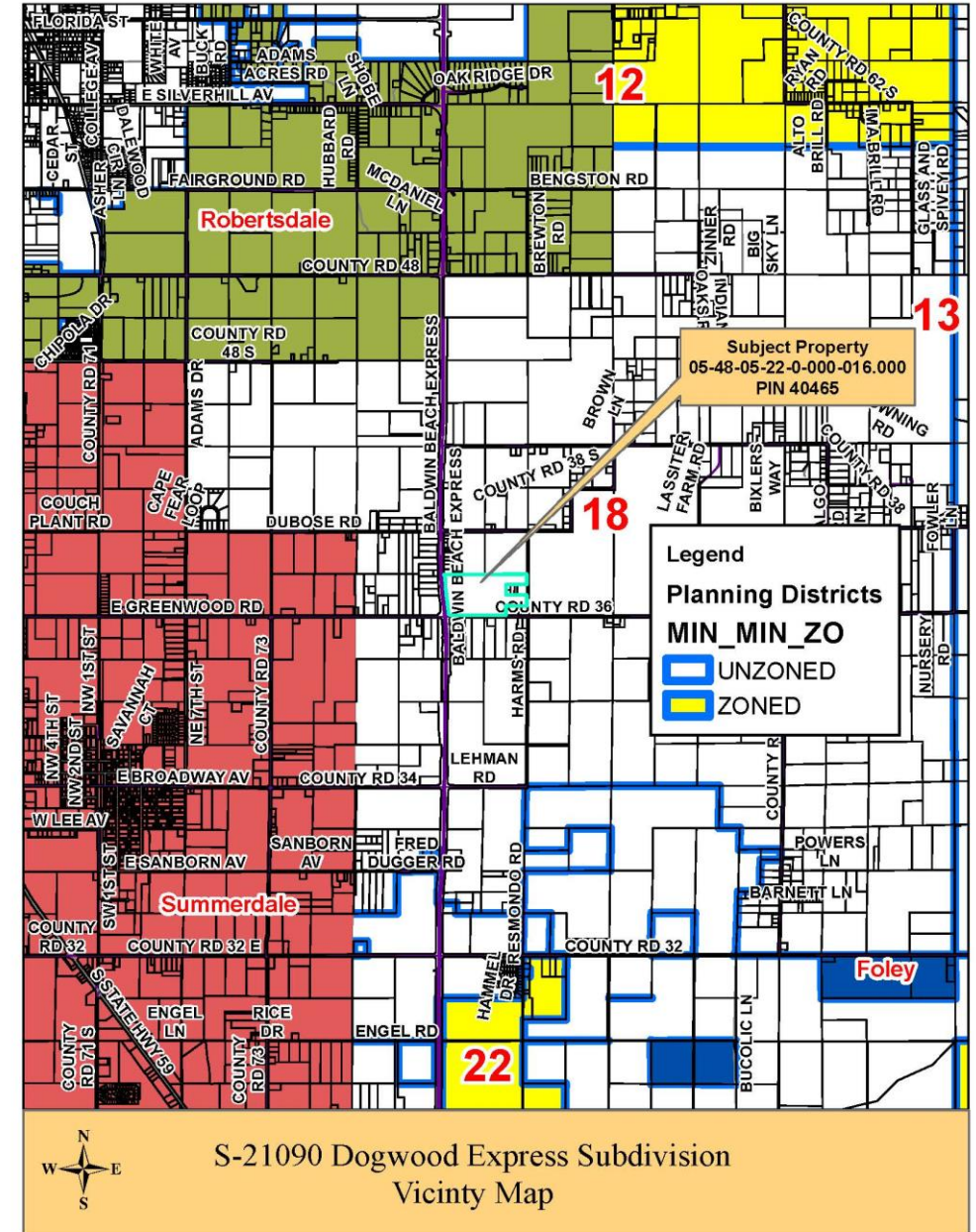
**Dogwood Estates
Phase 1
Preliminary Plat
Section 22, T-6-S, R-4-E**

S.E. Civil
Engineering
& Surveying
100 WEST CORD BLVD.
FARMERSVILLE, AL 36521
(205) 390-0000

DRAWN	ROC
CHKD	JAF
PROJ MGR	DED
SCALE	1"=100'
PROJECT	20210305
FILE	20210305-PRELIM.PLT
SHEET	2 OF 2

S-21090 DOGWOOD EXPRESS

- Subject property is located at the northeast intersection of the Baldwin Beach Express along CR36 near the Town of Summerdale
- Parcel Number
 - 05-48-05-22-0-000-016.000 (PIN 40465)
- The Citizens of Planning District 18 have not yet implemented zoning in this district



Utilities Services

Water: *East Central Baldwin Water*

Sewer: *Onsite Septic*

Electricity: *Baldwin EMC*

Telephone: *Centurylink*



S-21090 DOGWOOD EXPRESS

Staff Comments

- A traffic study is not required for Dogwood *Express*, however a traffic study was prepared by Dr. Samantha Islam of ASSR Consultants, LLC, for Dogwood *Estates*
- The *Estates* traffic study has been reviewed by the Baldwin County Highway Department and it was determined right and left turn approaches will be required at the intersection of CR36 and BBE when Dogwood *Estates* is constructed
 - Additional ROW acquisition along CR36 will be required, which will affect the plat of **both** *Express* and *Estates*

June 28, 2021

TRAFFIC IMPACT STUDY

Dogwood Estates Subdivision
Summerdale, Alabama

Prepared on behalf of:

ALEPH-TAV Investments, LLC
c/o Pete Carnley
PO Box 2322, Fairhope, AL 36533
Phone: (251) 680-4828

Prepared by:



Samantha Islam, Ph.D., P.E.
ASSR Consultants, LLC
3870 Branford Ct
Mobile, AL 36619
Ph: (251)-545-9681



S-21090 DOGWOOD EXPRESS

Staff Comments

- Larry Smith, PE of S.E. Civil prepared a drainage narrative for subject property
 - The drainage narrative is currently under review by the Baldwin County Highway Department



September 20, 2021

Weesie Jeffords
Baldwin County Highway Department
22070 AL-59
Robertsdale, AL 36567

Re: Dogwood Express Subdivision
SE Civil Project No. 2021905

Dear Weesie:

The above referenced subdivision has been submitted to carve off a future developed area from another project that has been submitted known as Dogwood Estates. Dogwood Express carves off the area originally called out as future developed area on Dogwood Estates and creates a lot for it. This lot will be developed in the future and at that time we will provide the drainage calculations for it.

If you have any questions, please let me know.

Sincerely,

A handwritten signature in blue ink, appearing to be "Larry Smith", written over a circular official seal.

Larry Smith, PE
larry@secivil.pro



S-21090 DOGWOOD EXPRESS **STAFF RECOMMENDATION**

Staff recommends that the Preliminary Plat application for Case No. S-21090, Dogwood Express be **APPROVED** with the following contingencies:

1. Reflection of the altered ROW along CR 36 on the plat prior to recording, coordinated with the turn lanes at CR36 and BBE to be installed during the construction of Phase I of Dogwood Estates.
2. Reflection of a 5' natural buffer on the plat, as required by section 5.2.2(d)(ii) of the Subdivision Regulations, related to the existing ditch on proposed lot one. A note on the plat shall indicate the ditch shall not be filled or modified and the 5' buffer shall be from top of bank on each side of the ditch.
3. Approval of case number S-21067 *Dogwood Estates* preliminary plat and approval of the related subdivision permit by the Baldwin County Highway Department.
4. Reflection of any drainage notes on the Dogwood *Express* plat required to coordinate with the Dogwood *Estates* Plat.
5. Cross-reference contingency #4 from the Dogwood *Estates* approval as applicable related to the nearby Summerdale OLF.

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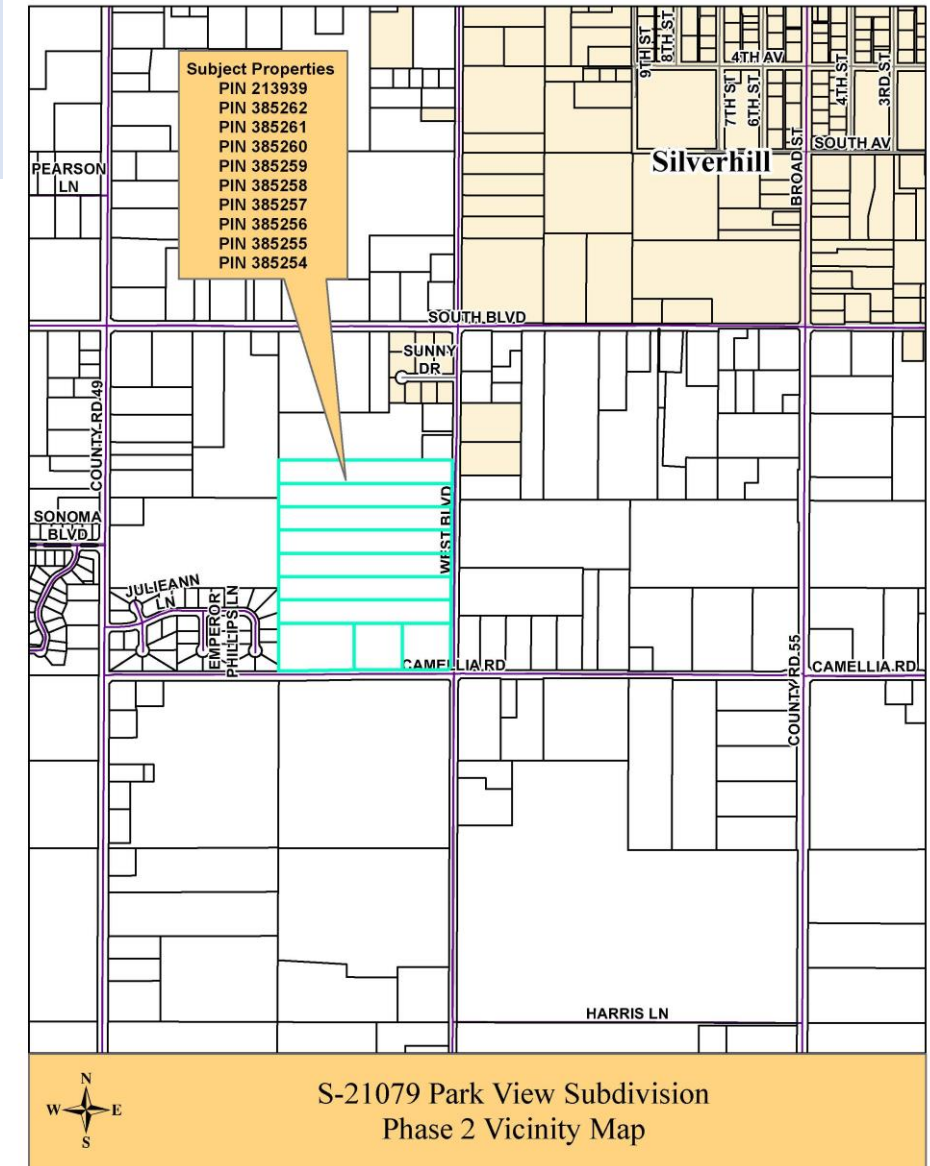
INTENTIONALLY

(7.e)S-21079 PARK VIEW PHASE 2

Staff Report Prepared by:
J. Buford King,
Development Review
Planner

PRELIMINARY PLAT APPROVAL REQUEST

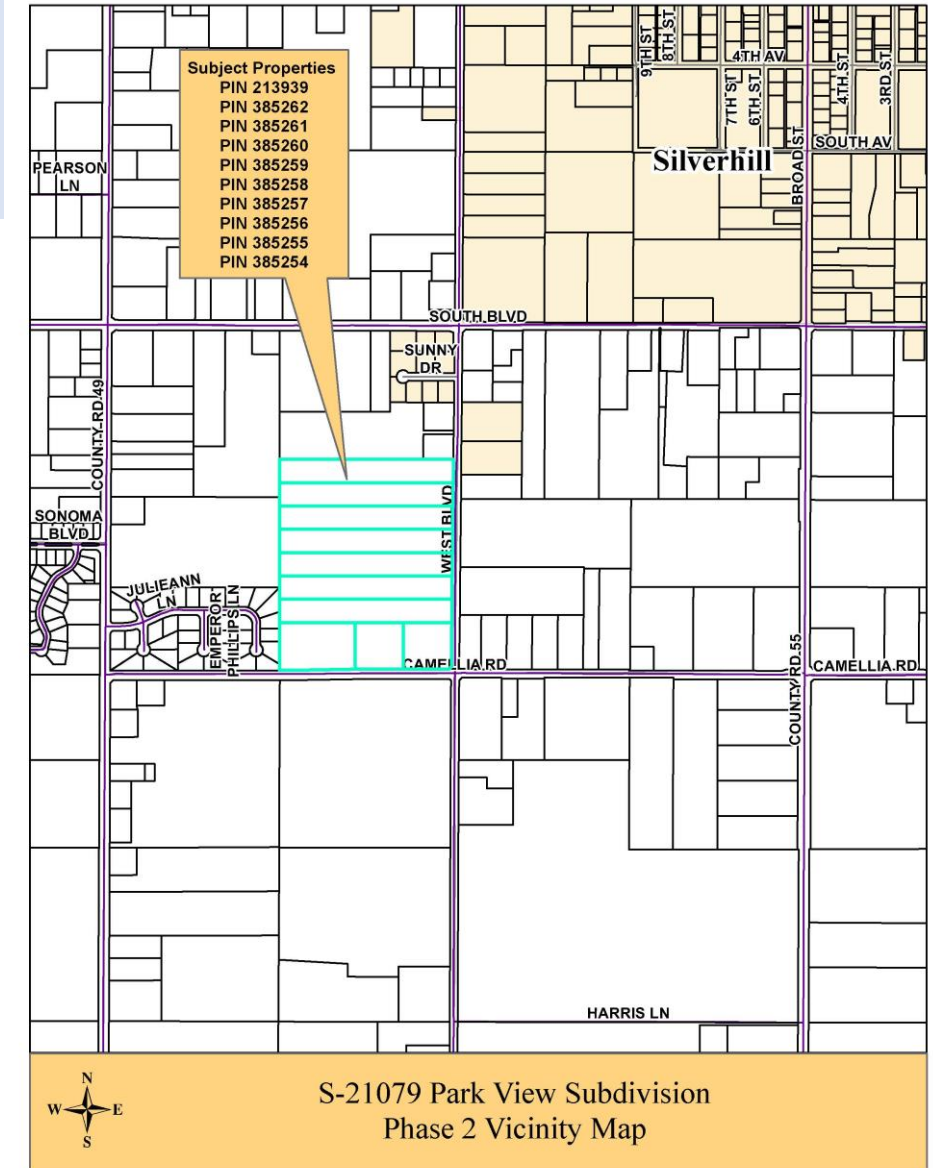
- **Total Phase 2 Property area:** 13.76 acres
 - **Smallest Lot:** 7,860sf
 - **Largest Lot:** 17,753sf
 - **Setbacks:** 30' Front, 30' Rear 10' Side, 20' Street Side
- **A re-subdivision of portions of Lots 1-10 of *Silver Ranch Estates*** Slide 2716-D
- **Surveyor of Record:** David Diehl, PLS
SE Civil Engineering and Surveying



S-21079 PARK VIEW PHASE II

PRELIMINARY PLAT APPROVAL REQUEST

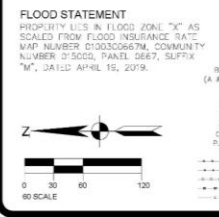
- **Total Number of Lots: 55**
 - **Development Density:** 3.997 units per acre (55 lots / 13.76 acres)
 - **Total Street Length:** 1,975 lf
 - To be dedicated to Baldwin County
- **ROWS:** 5' wide sidewalks both sides of ROW with 2.5' valley gutter each side
- **Owner/Developer:** R&P Development, LLC 18044 Vaughn RD Summerdale, AL



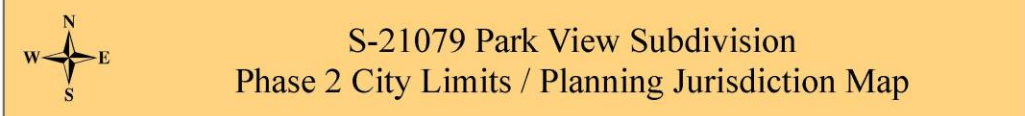
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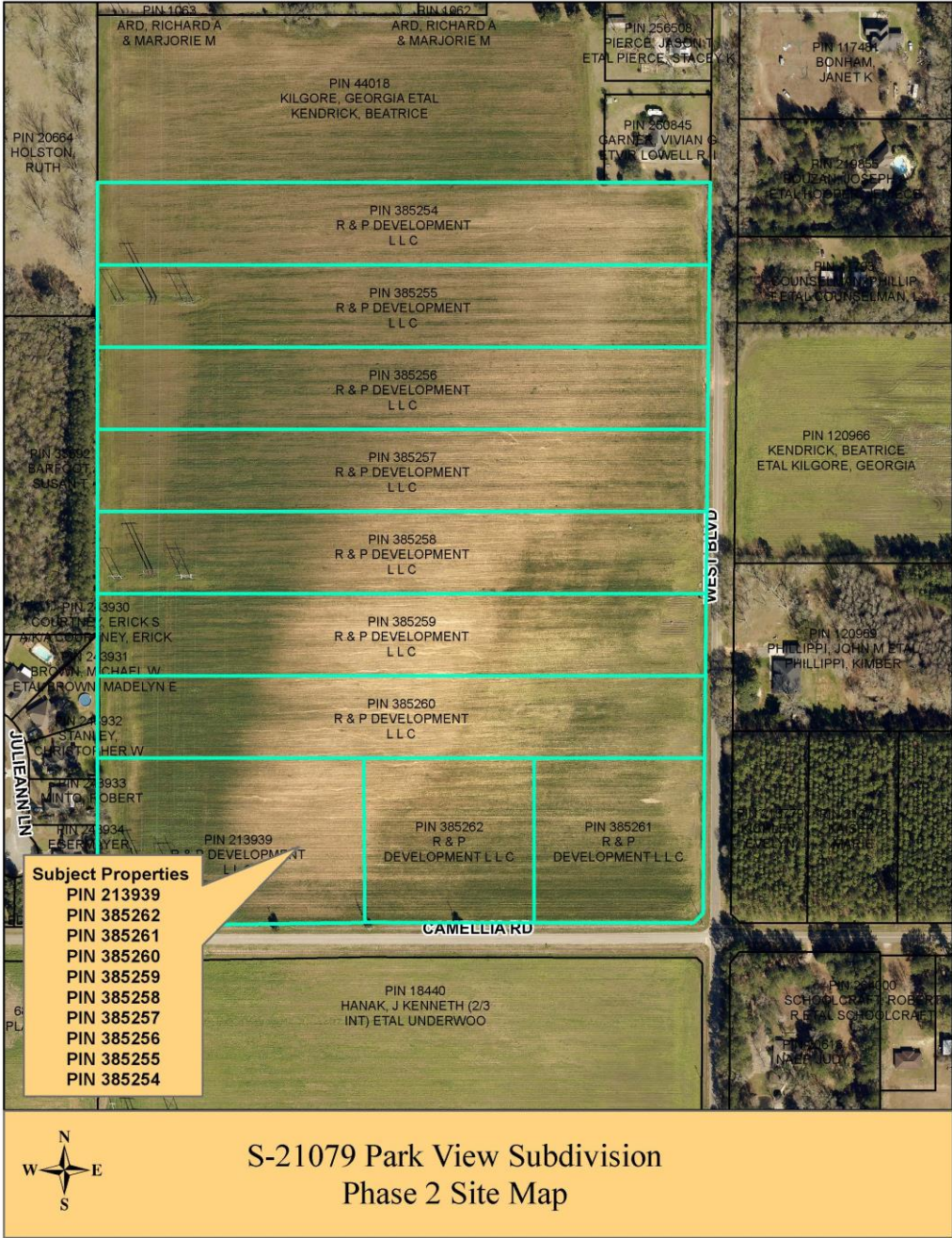
- **Subject property is located on the north side of Camellia Road west of West Boulevard near the Town of Silverhill**
- **Parcel Number**
 - 05-47-02-10-0-000-011.012
(PIN 21939) et al
- **The Citizens of Planning District 14 have not yet implemented zoning in this district**



S-21079 PARK VIEW PHASE II

Utilities Services

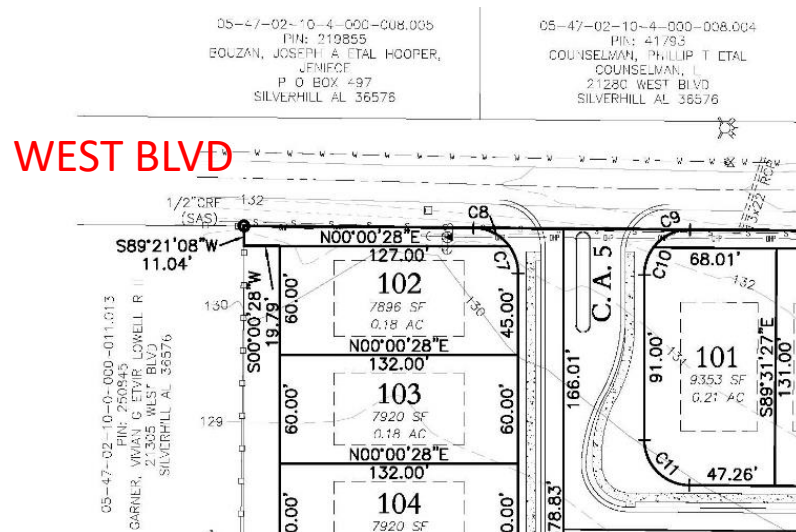
Water:	<i>Town of Silverhill Utilities</i>
Sewer:	<i>Baldwin County Sewer Service</i>
Electricity:	<i>Riviera Utilities</i>
Telephone:	<i>Centurylink</i>



S-21079 PARK VIEW PHASE II

Staff Comments

- A traffic study was prepared by Dr. Samantha Islam of ASSR Consultants, LLC
- The traffic study was accepted by the Baldwin County Highway Department
- An enlargement of the West BLVD connector is shown below



September 6, 2021

TRAFFIC IMPACT STUDY (Revised)

Park View Subdivision
Silverhill, Alabama

Prepared on behalf of:

R & P Development, LLC
c/o Bill Patterson
18044 Vaughn Rd, Summerdale, AL 36580
Phone: (251) 979-5952

Prepared by:

Samantha Islam

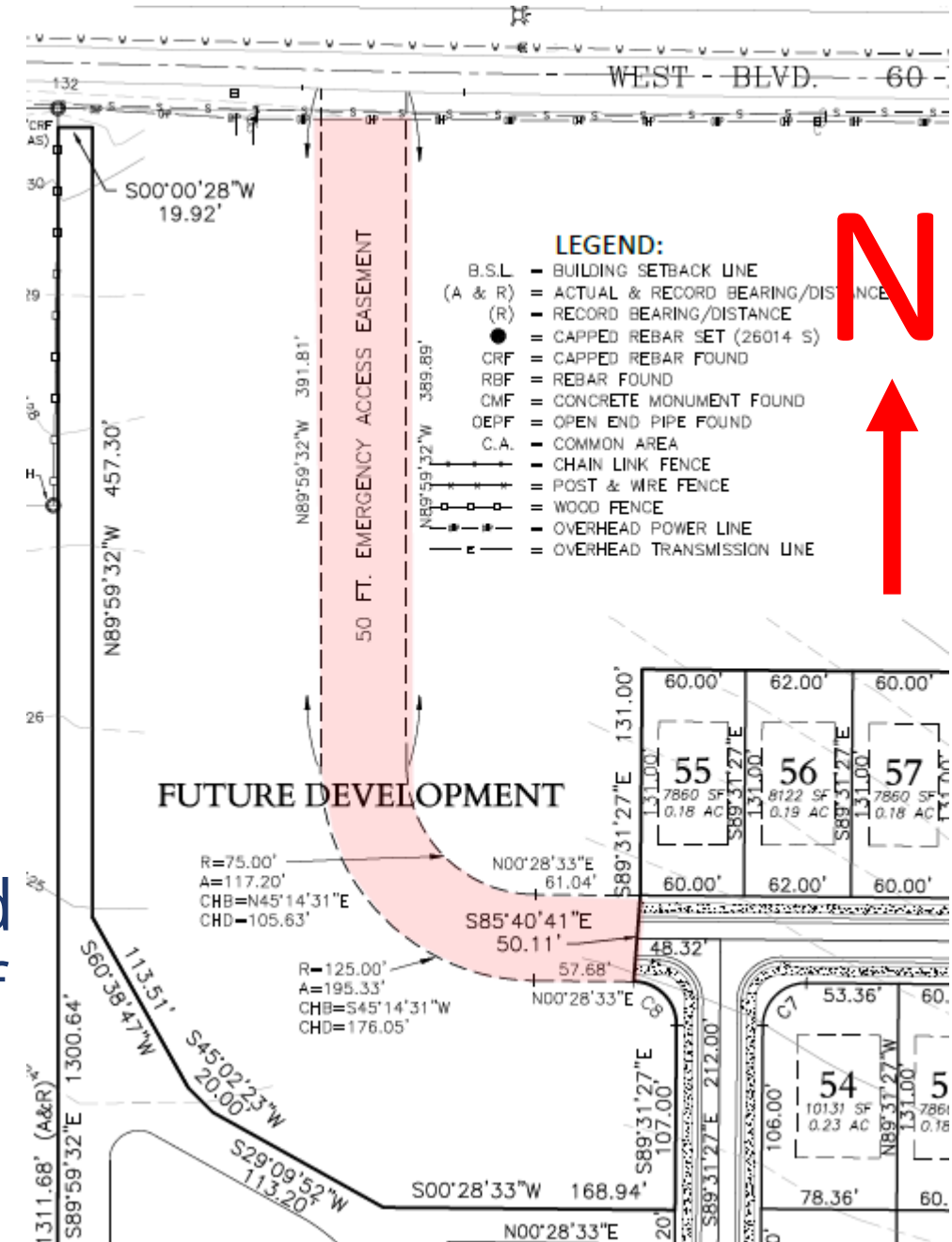
Samantha Islam, Ph.D., P.E.
ASSR Consultants, LLC
3870 Branford Ct
Mobile, AL 36619
Ph: (251)-545-9681



S-21079 PARK VIEW PHASE II

Staff Comments

- An emergency access easement crossing through the future development area of Phase I and connecting to West BLVD is included in Phase I (shown at right)
- Phase II will be constructed in the Phase I “future development area” and will connect to the stub street north of lots 54 and 55



S-21079 PARK VIEW PHASE II

Staff Comments

- Larry Smith, PE of S.E. Civil prepared a drainage narrative for subject property
 - An excerpt is at right depicting 2-100 year, 24-hour rainfall intensity stormwater flow rates
 - The drainage narrative was accepted by the Baldwin County Highway Department
 - Phase II stormwater is included in Phase I and the two phases will be maintained concurrently

StormCAD was used to analyze the closed drainage systems for the proposed project. Curbs and gutters channel storm water from the roadways; the storm water is then collected into wing inlets and yard inlets, which eventually is piped to the proposed detention ponds. Weir structures will be installed in the detention ponds and discharge at a controlled rate less than the pre-developed rate.

PRE/POST-DEVELOPMENT FLOW RATES

FLOW RATES (cfs)				
	PRE (TO WEST)	POST (TO WEST)	REDUCTION	HW (DRY POND)
2 YEAR	108.51	66.01	42.50	121.55
5 YEAR	151.86	101.97	49.89	121.74
10 YEAR	193.39	138.58	54.81	121.92
25 YEAR	258.97	199.92	59.05	122.17
50 YEAR	314.25	253.59	60.66	122.37
100 YEAR	377.09	314.49	62.60	122.58
POND TOP	-	-	-	123.00



S-21079 PARK VIEW PHASE II

PRELIMINARY PLAT APPROVAL REQUEST **STAFF RECOMMENDATION**

Staff recommends that the Development Permit / Preliminary Plat application for Case No. S-21079, Park View Subdivision Phase II be **APPROVED** subject to compliance with the Baldwin County Subdivision Regulations

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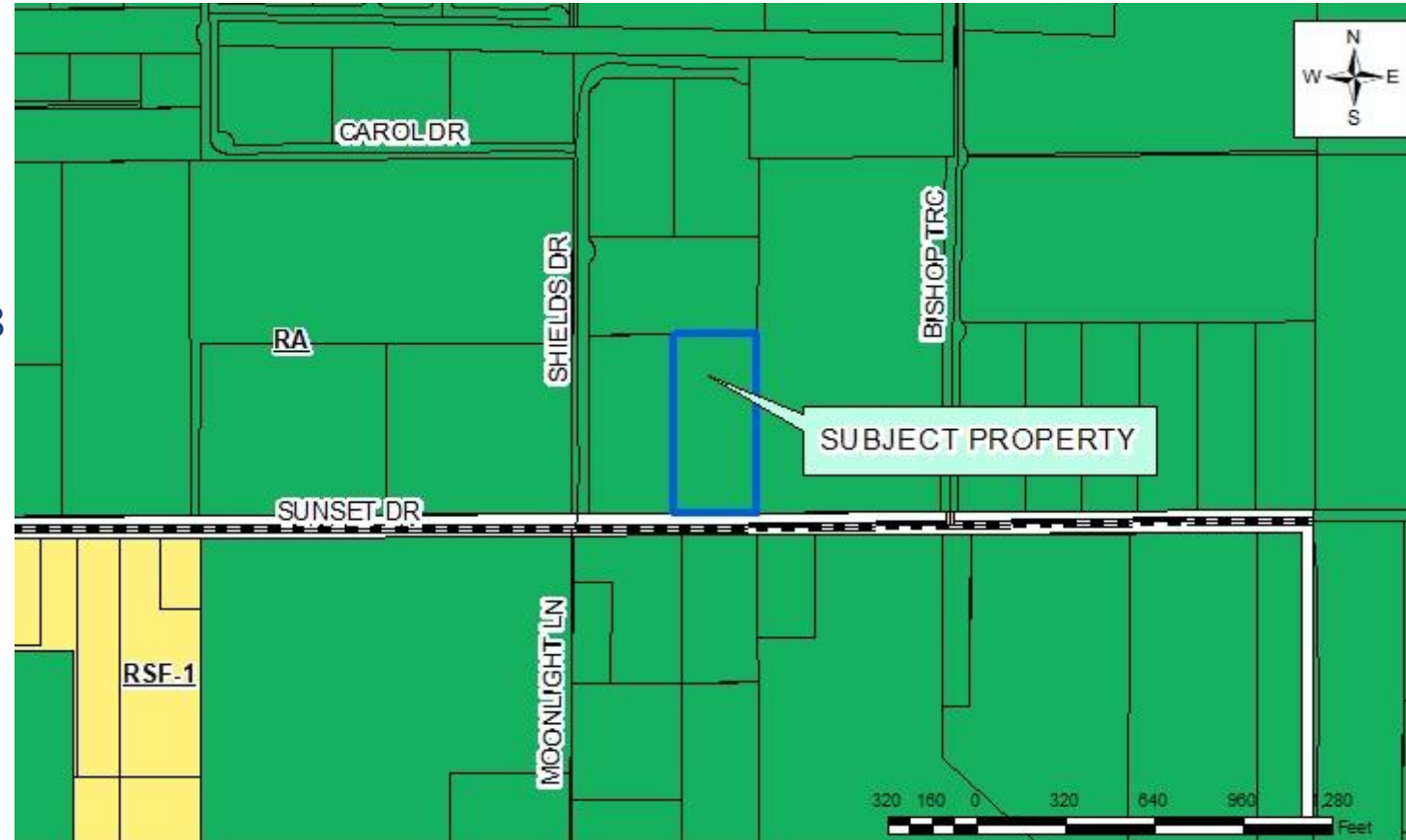
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(8.A) P-21011 ALBEE PROPERTY

Lead Staff: DJ Hart, Planning Tech

COMMISSION SITE PLAN APPROVAL

- **Planning District: 22** **Zoned: RA**
- **Location:** Subject property is located north side of Sunset Drive, lot 2 Shields (Airport) Subdivision.
- **Parcel Number:** 05-52-05-15-0-000-008.018
- **Current Use:** Vacant
- **Acreage:** 4.5
- **Physical Address:** 33599 Sunset Drive
- **Applicant:** Keith Albee
- **Owner:** Keith Albee

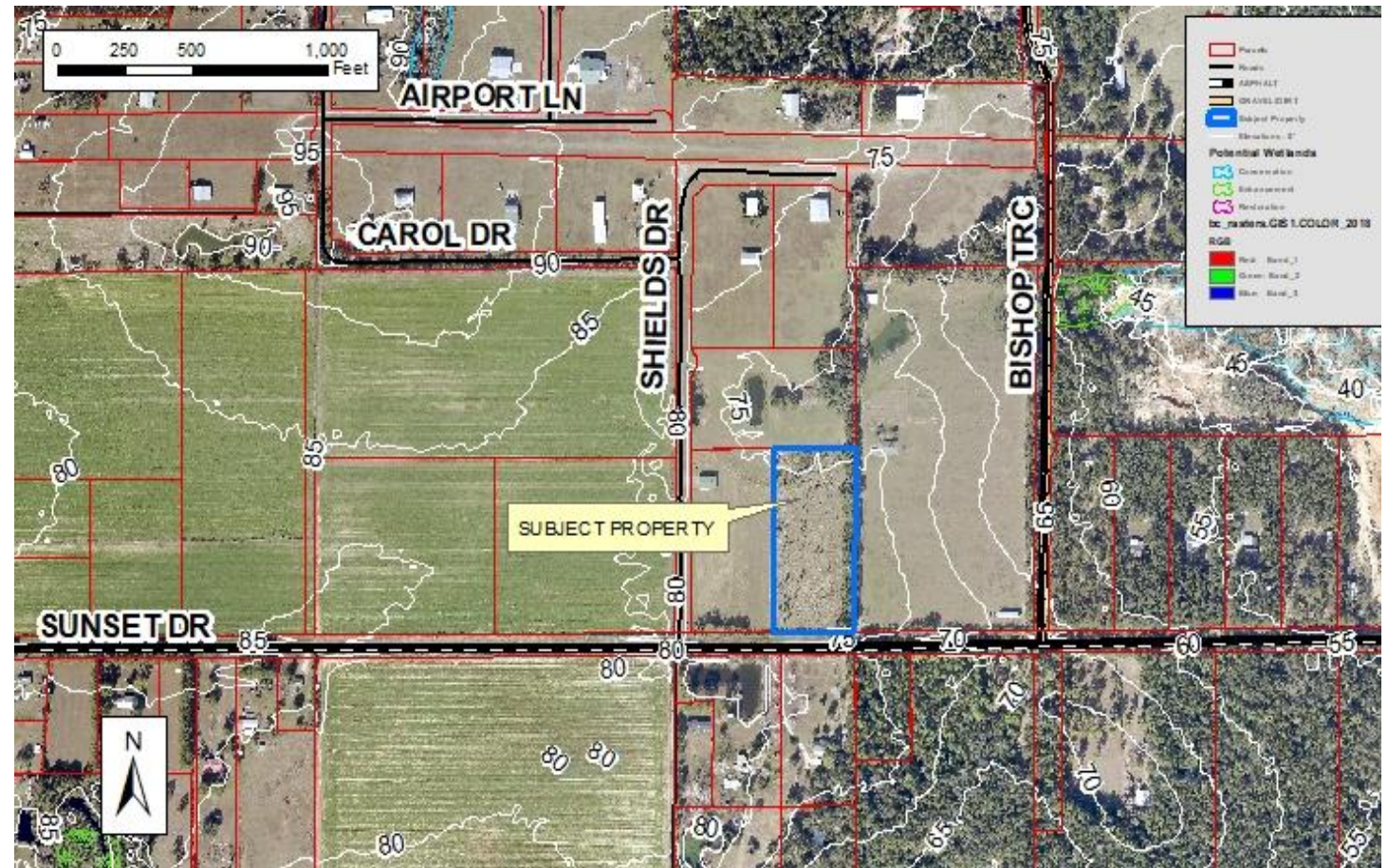


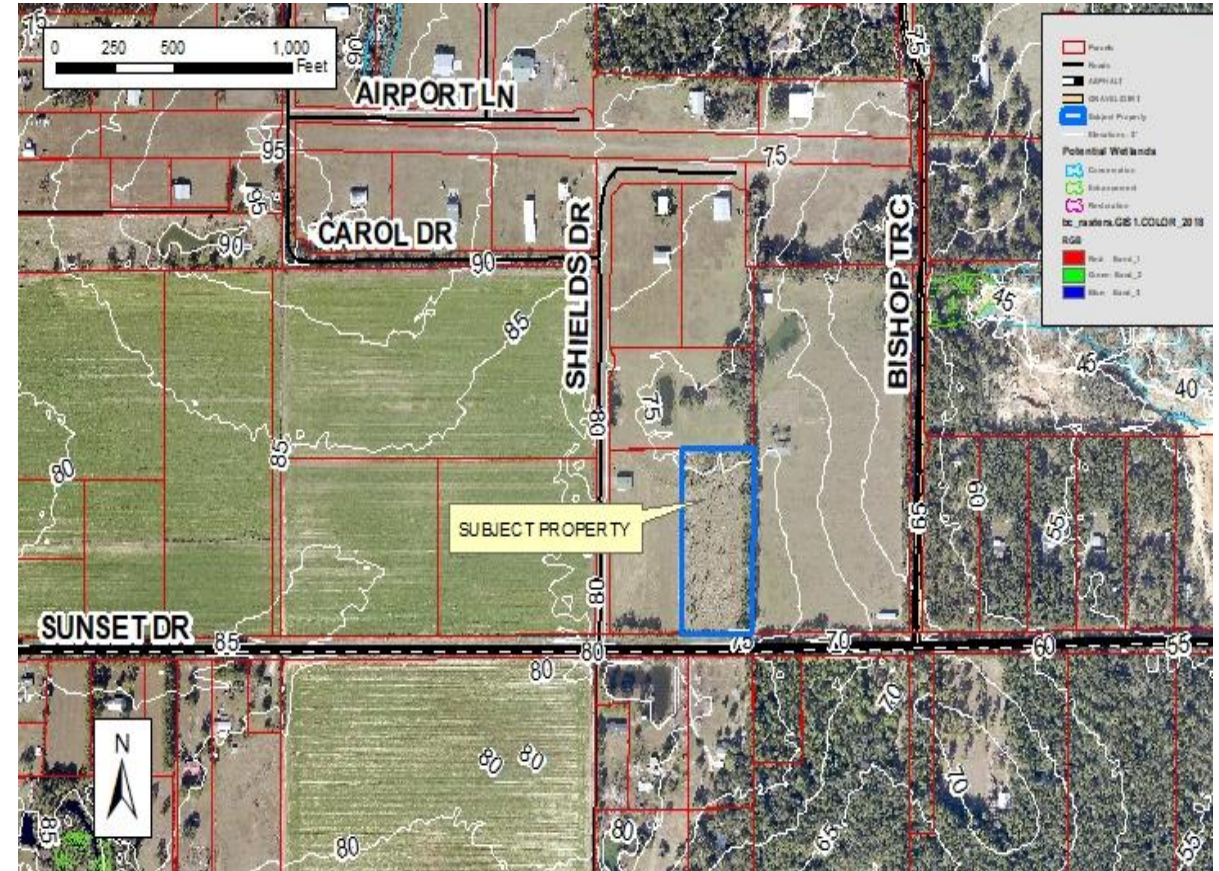
P-21011 ALBEE PROPERTY

Lead Staff: DJ Hart, Planning Tech

COMMISSION SITE PLAN APPROVAL

- **Current Zoning:** RA, Rural Agricultural
- **Applicant's Request:** The owner would like to construct an airplane hanger for personal use on the parcel.





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

Property Images

October 14, 2021



Subject property

October 14, 2021



Property across the street

October 14, 2021



Adjoining property to the west

October 14, 2021



Adjoining property to the east

Zoning Requirements

Section 3.2 RA Rural Agricultural District

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

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

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

3.2.3 *Special exceptions.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed as special exceptions: Not Applicable

3.2.4 *Commission Site Plan Approval.* 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 by the site plan approval process:

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

3.2.5 *Area and dimensional ordinances.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, *Section 12.4: Height Modifications*, *Section 12.5: Yard Requirements*, *Section 12.6: Coastal Areas*, *Section 12.8: Highway Construction Setbacks*, *Section 18.4 Variances*, and *Article 20: Nonconformities*, the area and dimensional ordinances set forth below shall be observed.

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

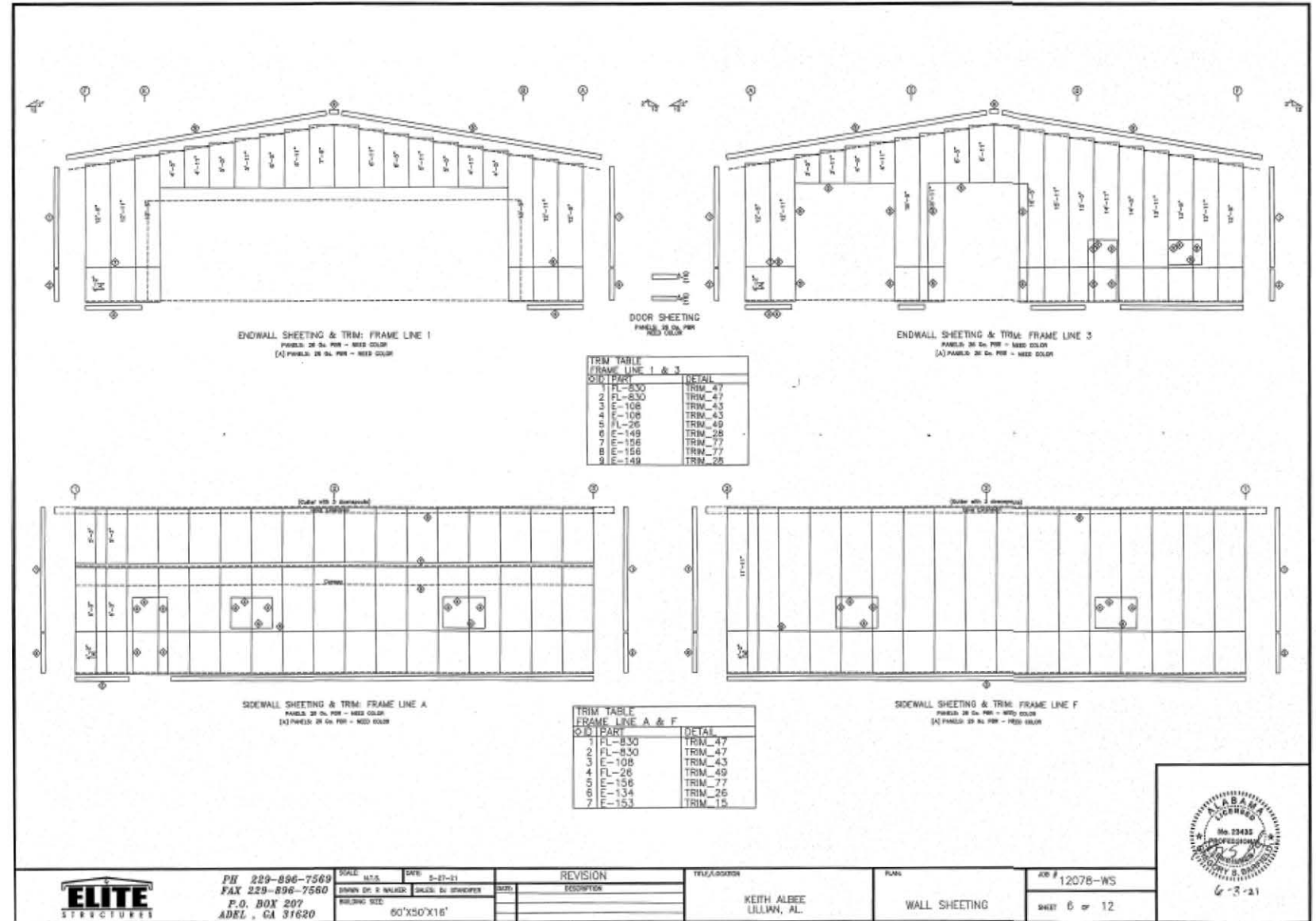
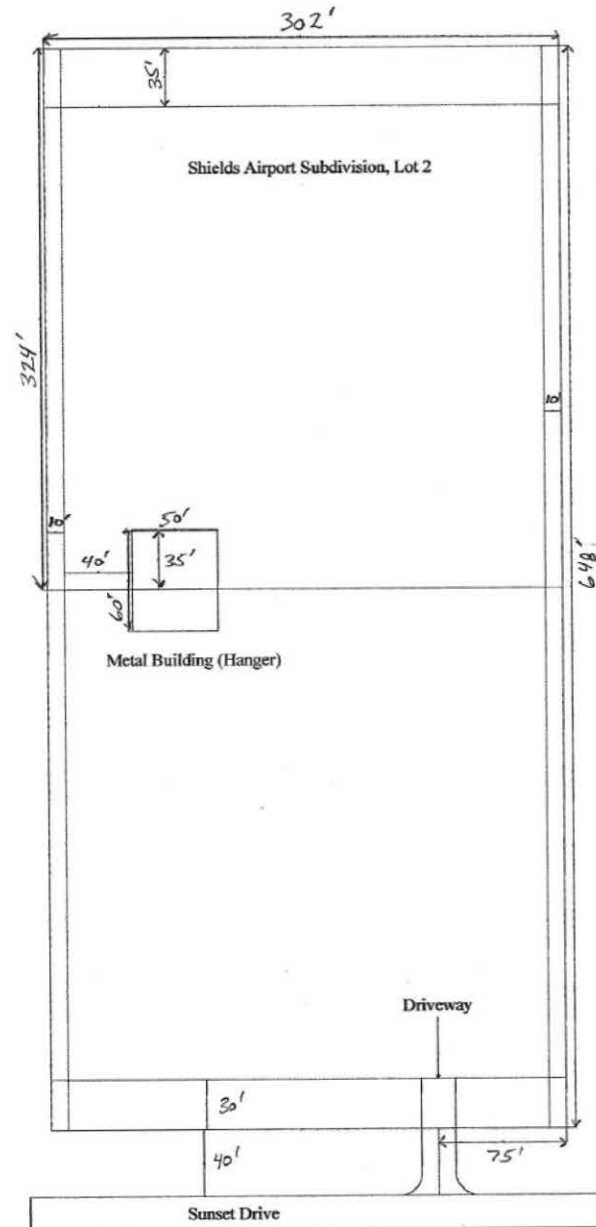
3.2.6 *Area and dimensional modifications.* Within the RA district, area and dimensional requirements may be reduced, as set forth below, where property is divided among the following legally related family members: spouse, children, siblings, parents, grandparents, grandchildren, or step-related individuals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

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

Zoning Requirements

[illegible]

Site Plan and Building Elevation



Agency Comments

Alfreda Jeffords

Baldwin County Highway Department

DJ,

The new driveway to Sunset Drive will need to be permitted through the Area 300 maintenance facility.

Thanks,

Weesie

Mary Booth

Subdivision Coordinator

I have no comments.

Staff Analysis and Findings

The applicant is requesting Commission Site Plan Approval approval to allow for a 50' x 60' building, to be used as an airplane hangar. The subject property is zoned RA, Rural Agricultural District. The proposed use may be allowed under the RA designation, subject to the Commission Site Plan Approval approval of the Planning Commission.

The following factors for reviewing Commission Site Plan Approval approvals are found in Section 18.9 of the *Baldwin County Zoning Ordinance*.

Section 18.9.1 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 Commission Site Plan Approval in a particular zoning district; however, the county reserves full authority to deny any request for Commission Site Plan Approval, 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 18.9.5 Standards for approval. A Commission Site Plan Approval 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:

Staff Analysis and Findings

(a) The proposed use and accompanying site plan conform to the requirements of the Zoning Ordinance.

The proposed use of a private airplane hangar does conform to the requirements of the Zoning Ordinance and the submitted site plan meets the requirements for RA zoning setbacks. All required permits have been provided for the proposed hangar. The recorded deed (see attached) also addresses the rules for construction of the hangar and the taxiway easement to allow the airplane to access the airfield.

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

The Baldwin County Master Plan – 2013 indicates a future land use designation of agricultural for the subject property. This zoning district provides for large, open, un-subdivided land that is vacant or is being used for agricultural, forest or other rural purposes. Agricultural uses, single family dwellings, outdoor recreation uses, churches and limited commercial activities are among the uses allowed under this designation. The proposed use is consistent with the Master Plan and the requirements of the zoning ordinance.

Staff Analysis and Findings

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

The area is predominately used for the same purpose as indicated in this application. In April 2003 the Planning Commission granted Conditional Use Approval to allow lots in Shields Subdivision to have aircraft hangars and related structures provided the hangars did not exceed 70' x 75'. Lot 2 of Shields Subdivision was not included in the Commission Site Plan Approval. Two additional parcels were granted Commission Site Plan Approval for an airplane hangar in 2007 and 2014

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

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

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

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

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

Staff Analysis and Findings

18.9.6 *Conditions and restrictions on approval.* In approving a site plan, the Planning Commission may impose conditions and restrictions upon the property benefited by the site plan approval as may be necessary to comply with the standards set out above, to reduce or minimize any potentially injurious effect of such site plan approval upon the property in the neighborhood, and to carry out the general purpose and intent of the ordinances. These conditions may include but are not limited to increasing the required lot size or yard dimensions; controlling the location and number of vehicle access points; increasing the number of off- street parking and loading spaces required; limiting the number, size and location of signs; and required fencing, screening, lighting, landscaping or other facilities to protect adjacent or nearby property.

In approving any site plan, the Planning Commission may specify a period of time different than the 180-day default time period from Section 18.2.4 for the commencement (issuance of a building permit) of the proposed use. Failure to comply with any such condition or restriction imposed by the Planning Commission shall constitute a violation of these ordinances. Those site plans which the Planning Commission approves subject to conditions shall have 30 days to submit an amended site plan incorporating the required conditions, unless a longer time frame is specified by the Planning Commission.

Deed

- ATTACHMENT 2 - TAXIWAY EASEMENT
FOR PARCEL 05-52-05-15-C-060-008.018

REL 1/12/2010 DOC# 1215427

State of Alabama, Baldwin County
County of Baldwin, State of Alabama
and Taxes collected on
2004 December -13 11: 08
Instrument Number: 45279 Pages: 4
Recording: 12.00 Mortgage: 44.00
Total: 56.00
Fees: 12.00
Archives: 5.00
Adrian T. Johns, Judge of Probate

04-274

STATE OF ALABAMA

COUNTY OF BALDWIN

VENDOR'S LIEN DEED WITH RIGHT OF SURVIVORSHIP

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

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

SUBJECT, HOWEVER, TO THE FOLLOWING:

The Grantor herein reserves a 50 foot easement over and across the North property line of said lands for use as a taxiway for Lot 2. Said taxiway will be constructed at no expense to the Grantees herein.

All hangers to be factory designed metal material.

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

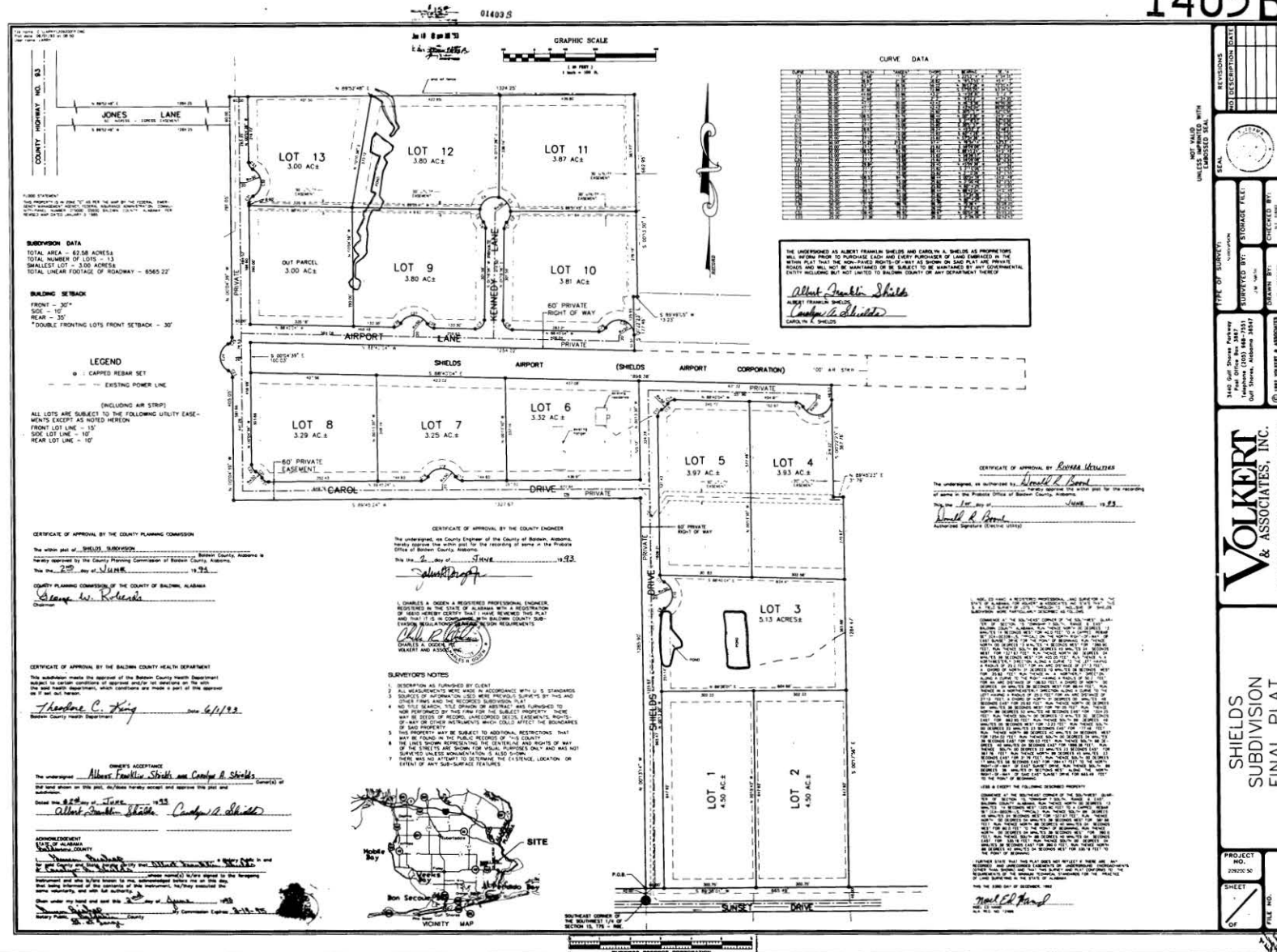
Restrictions, easements, rights-of-way and building setback lines as set forth on recorded plat of said subdivision.

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

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

857579

1403B



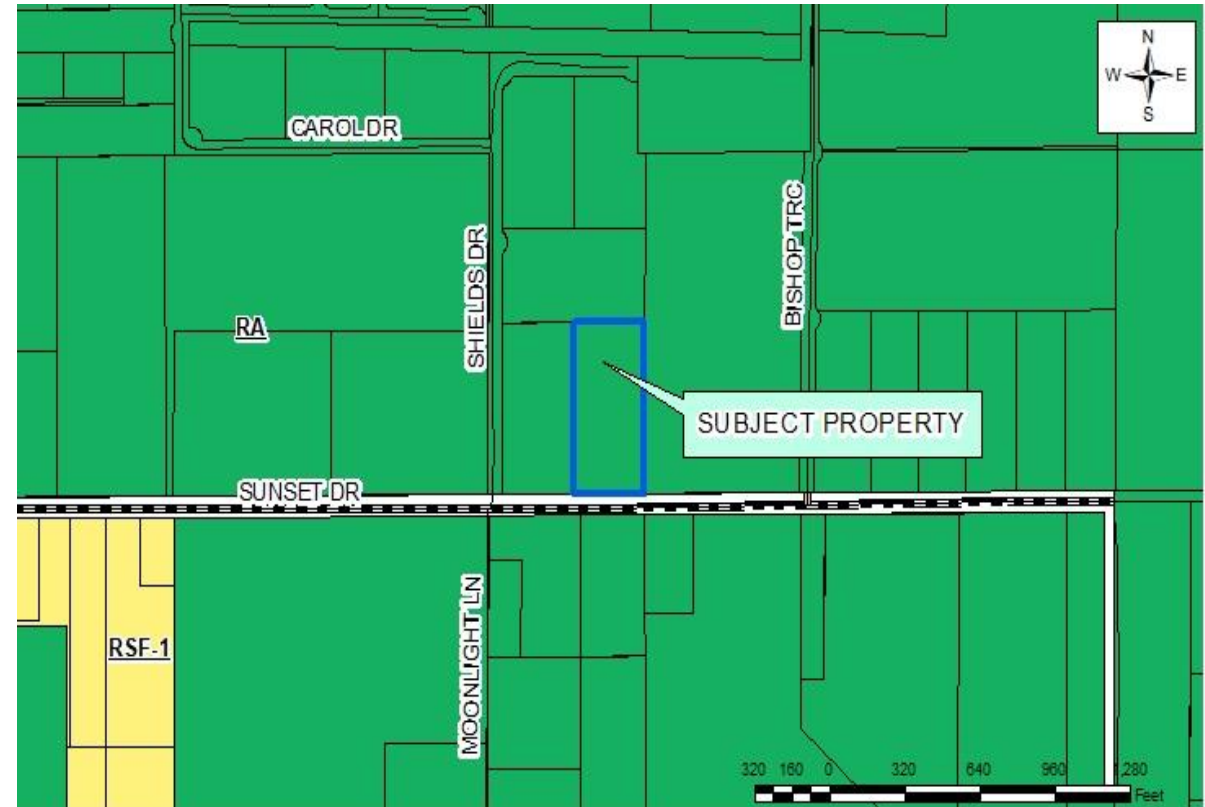
P-21011 ALBEE PROPERTY

Lead Staff: DJ Hart, Planning Tech

COMMISSION SITE PLAN APPROVAL

- Staff's Summary and Comments:**

The subject property is currently zoned RA, Rural Agricultural District, and is currently undeveloped. The property adjoins Sunset Drive to the south. The adjoining properties are RA, rural agricultural. The Commission Site Plan Approval being requested is to allow a private hangar to be built on the parcel.



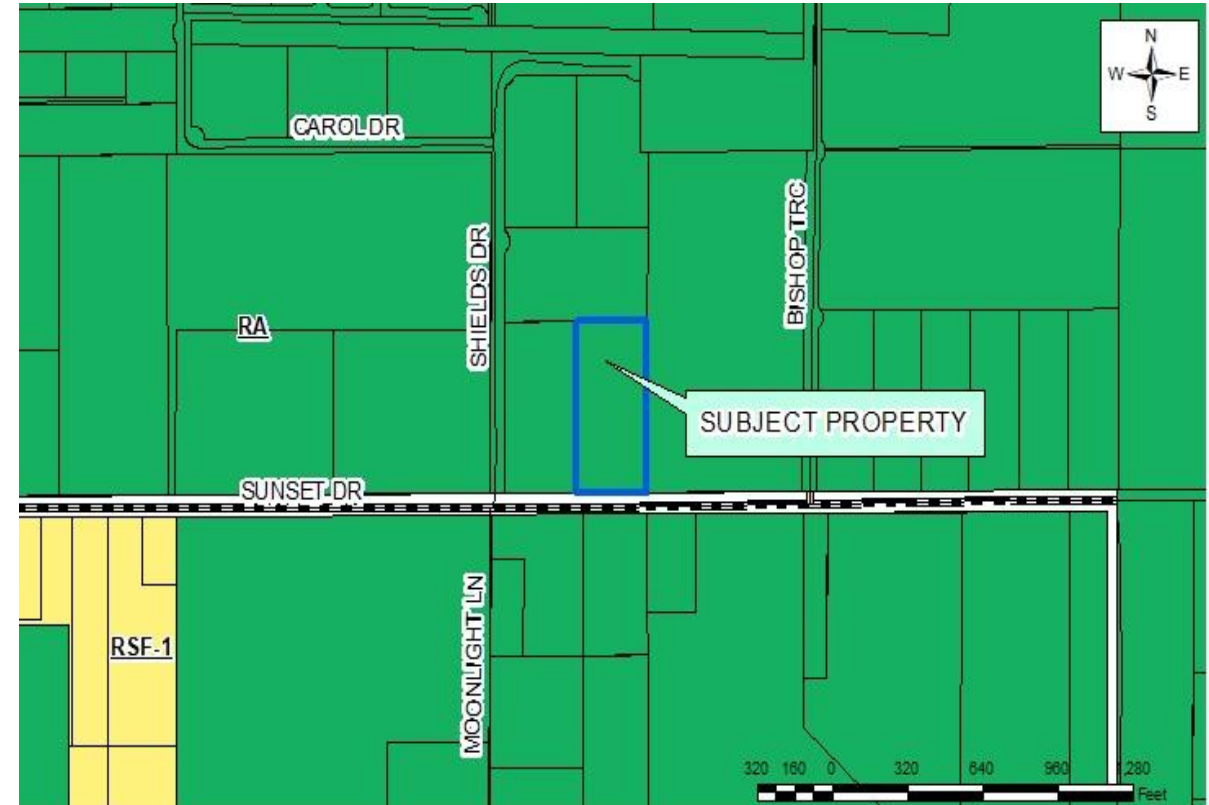
P-21011 ALBEE PROPERTY

Lead Staff: DJ Hart, Planning Tech

COMMISSION SITE PLAN APPROVAL

As stated previously, the applicant is requesting Commission Site Plan Approval to allow for a 50' x 60' x 16' building, to be used as an airplane hangar. Staff feels that this is a reasonable request and recommends **APPROVAL*** subject to the following conditions:

- Approval shall be for this applicant and this location only.
- The Planning Commission may specify a period of time different than the 180-day default time period from Section 18.2.4 for the commencement (**issuance of a building permit**) of the proposed use. Failure to comply with any such condition or restriction imposed by the Planning Commission shall constitute a violation of these ordinances.
- Any expansion of the proposed structure shall necessitate additional review by the Planning Commission.



**On Commission Site Plan Approval, Planning Commission makes the final decision.*

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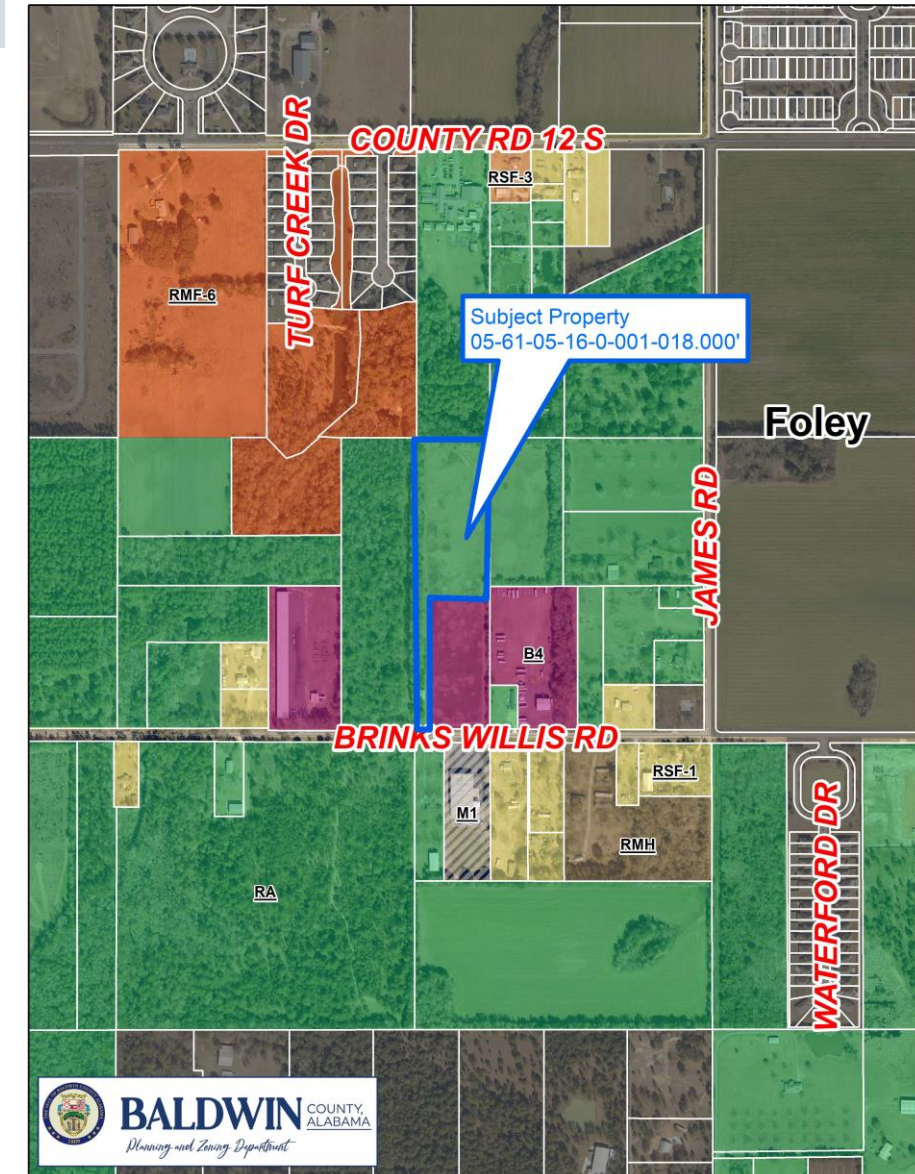
INTENTIONALLY

(8.B) Z-21039 GREENWELL PROPERTY

REZONING REQUEST FROM **RA** TO **RV-1**

Lead Staff: Celena Boykin, Senior Planner

- **Planning District:** 30 **Zoned:** RV-1
- **Location:** Subject property is located north of Brinks Willis Rd. and east of James Rd.
- **Current Use:** Vacant
- **Acreage:** 5 acres
- **Physical Address:** N/A
- **Applicant:** Donald W Rowe
- **Owner:** Patrick Greenwell

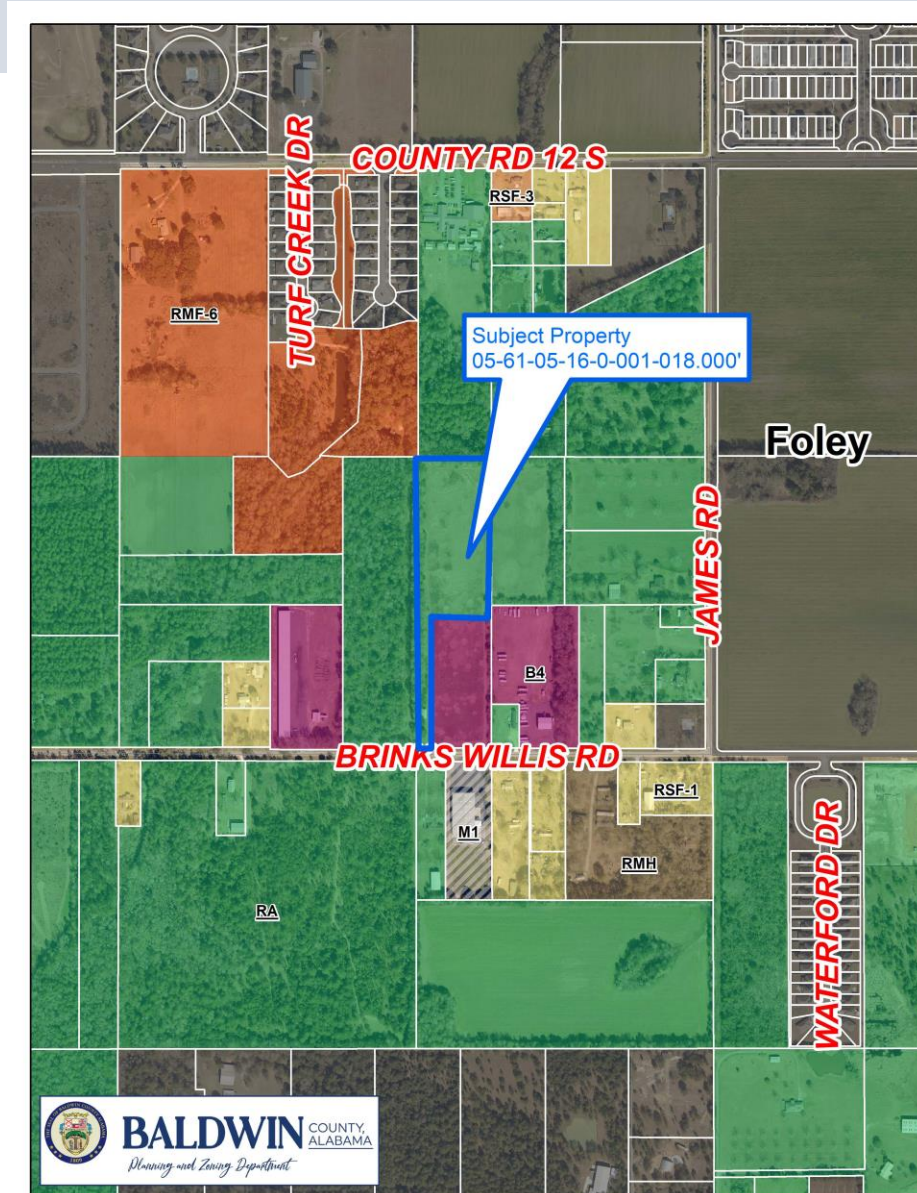


Z-21039 GREENWELL PROPERTY

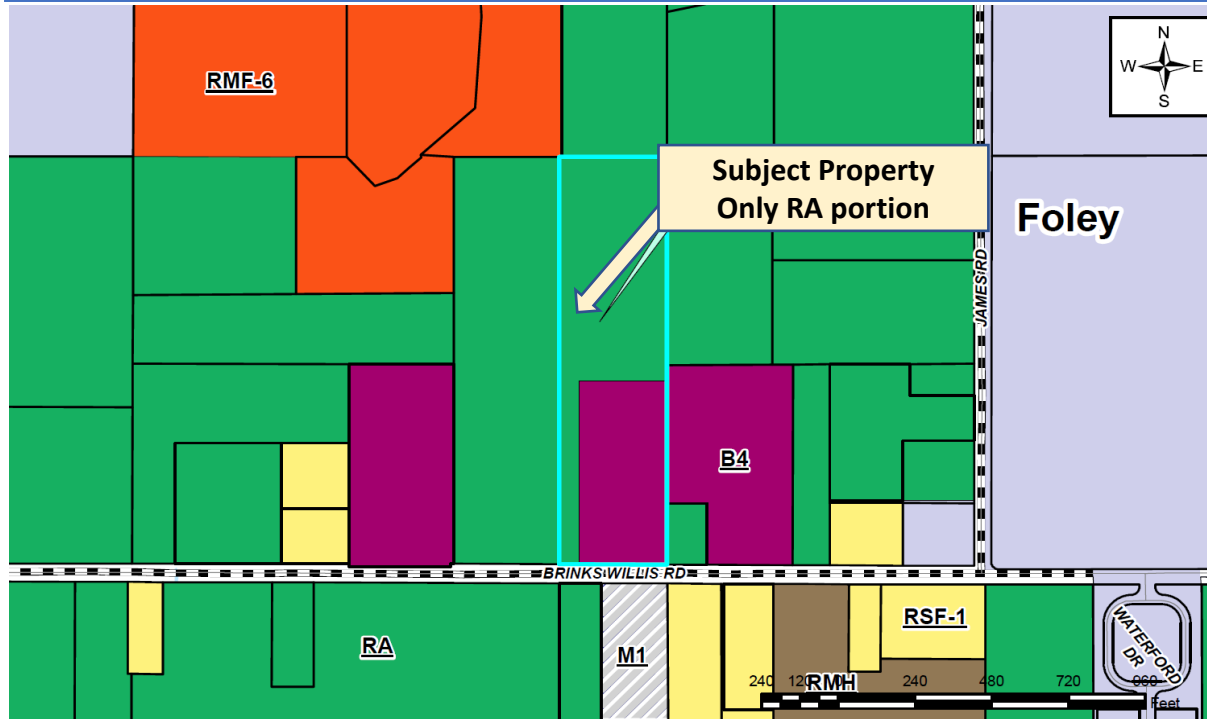
Lead Staff: Celena Boykin, Senior Planner

REZONING REQUEST FROM RA TO RV-1

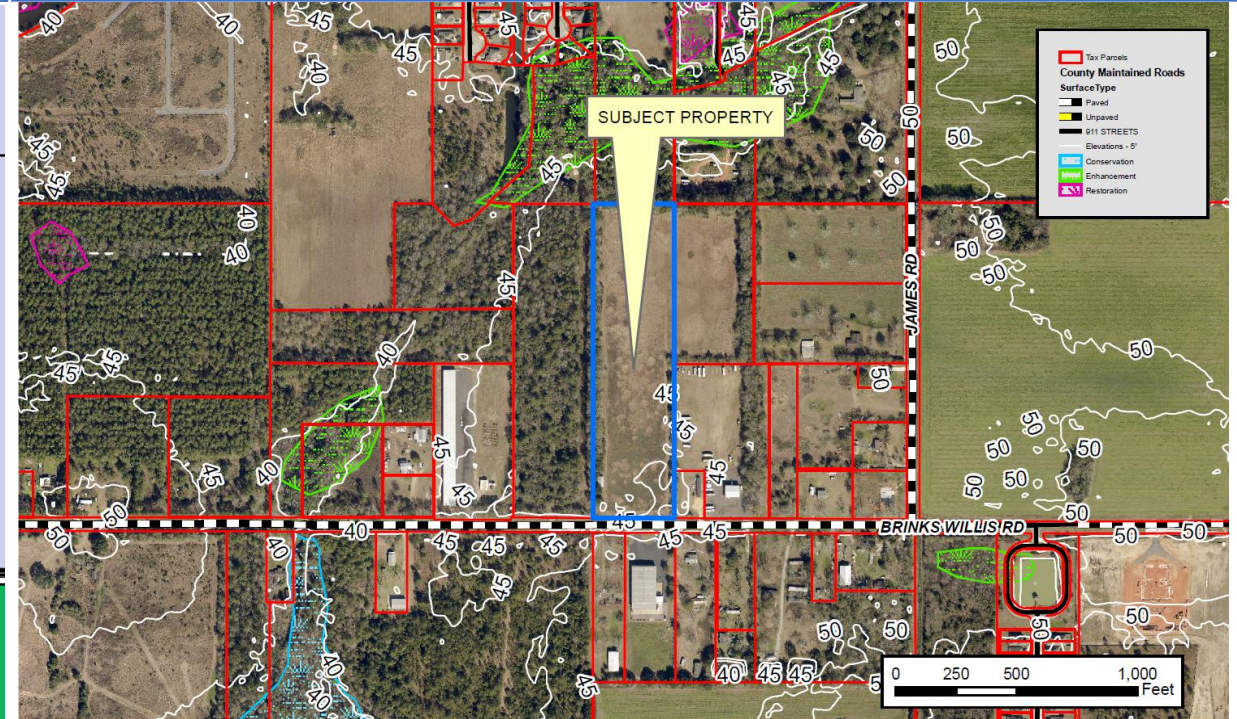
- **Proposed Zoning:** RV-1, Recreational Vehicle Park
- **Proposed Use:** RV Resort
- **Applicant's Request:** Requesting to be rezoned to create a RV resort.



Locator Map



Site Map



	Adjacent Zoning	Adjacent Land Use
North	RA, Rural Agriculture	Vacant
South	Brinks Willis Rd, RA, Rural Agriculture, and M1, Light Industrial	Commercial
East	RA, Rural Agriculture and B-4, Major Commercial	Vacant and RV Park
West	RA, Rural Agriculture	Vacant

Property Images

October 14, 2021

Subject property



October 14, 2021

Property across the street



October 14, 2021

Adjoining property to the west



October 14, 2021

Adjoining property to the east



Current Zoning Requirements

Section 3.2 RA Rural Agricultural District

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

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

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

3.2.3 *Special exceptions.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed as special exceptions: Not Applicable

3.2.4 *Commission Site Plan Approval.* 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 by the site plan approval process:

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

(c) The following general commercial uses: recreational vehicle park (see *Section 13.9: Recreational Vehicle Parks*).

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

3.2.5 *Area and dimensional ordinances.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, *Section 12.4: Height Modifications*, *Section 12.5: Yard Requirements*, *Section 12.6: Coastal Areas*, *Section 12.8: Highway Construction Setbacks*, *Section 18.4 Variances*, and *Article 20: Nonconformities*, the area and dimensional ordinances set forth below shall be observed.

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

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

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

Proposed Zoning Requirements

Section 5.5 RV-1, Recreational Vehicle Park District

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

5.5.2 *Permitted uses.* The following uses are permitted as of right, or as uses accessory to permitted uses in the RV-1, Recreational Vehicle Park District, conditioned on the Commission Site Plan Approval requirements of Section 18.9:

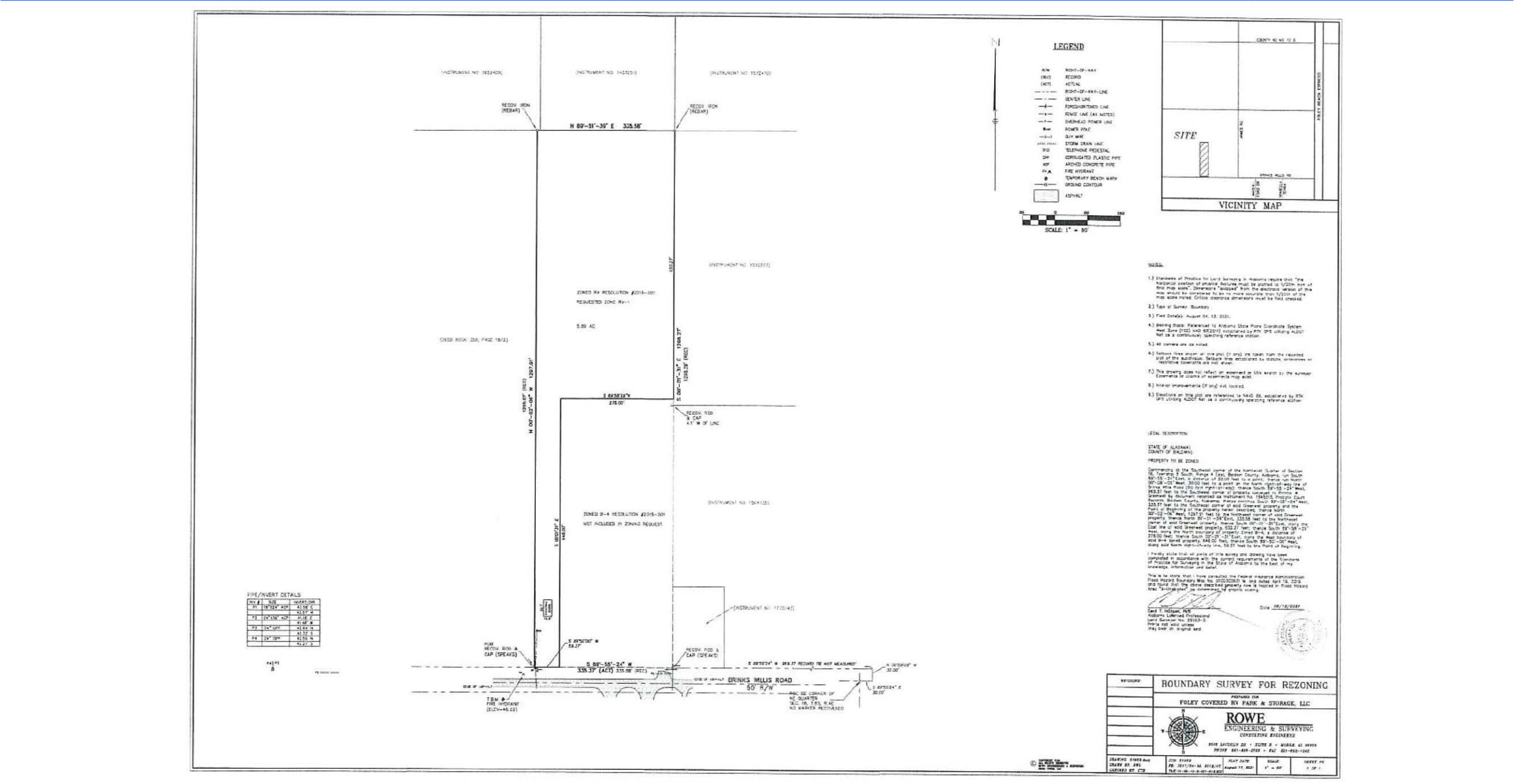
- (a) Extraction or removal of natural resources on or under the land.
- (b) Water well (public or private).
- (c) Silviculture.
- (d) Recreational Vehicle Park.
- (e) Accessory structures and uses.
- (f) Church or similar religious facility.

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

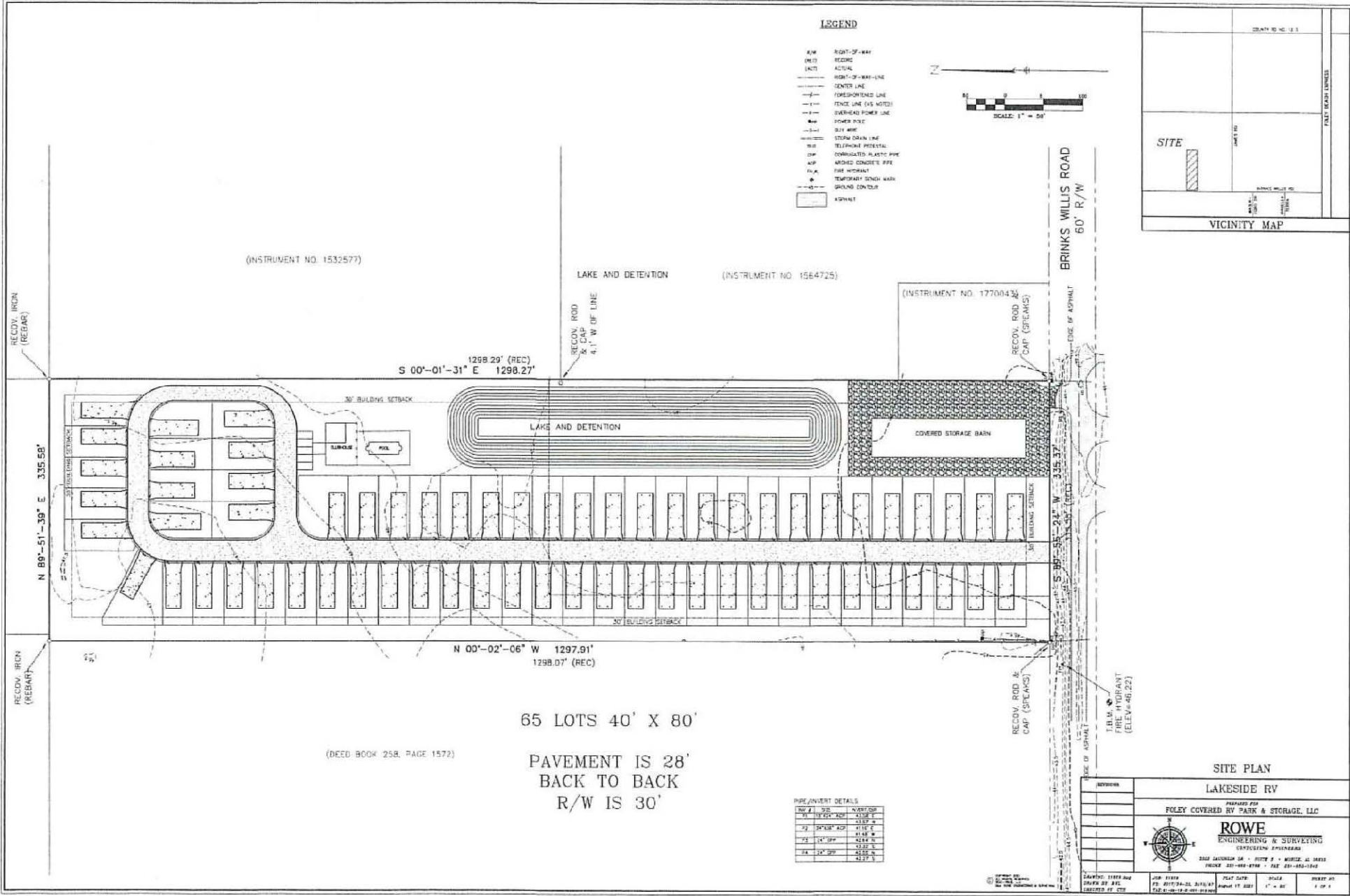
5.5.4 *Land Area.* The minimum land area shall be three (3) acres.

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

Survey



Proposed Site Plan



Staff Analysis and Findings

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

The subject property is currently undeveloped. The property adjoins Brinks Willis Road to the south. The adjoining properties are vacant, residential, institutional, and commercial.

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?

Property along Brinks Willis Road has had some development in recent years. This property is located in Planning District 30 which was zoned in 1995. Also, there have been numerous annexations by the City of Foley in this immediate area.

Staff Analysis and Findings

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

If the rezoning is approved, the Future Land Use Map will remain as 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.

Staff Analysis and Findings

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

Staff is not aware of any planned public improvements.

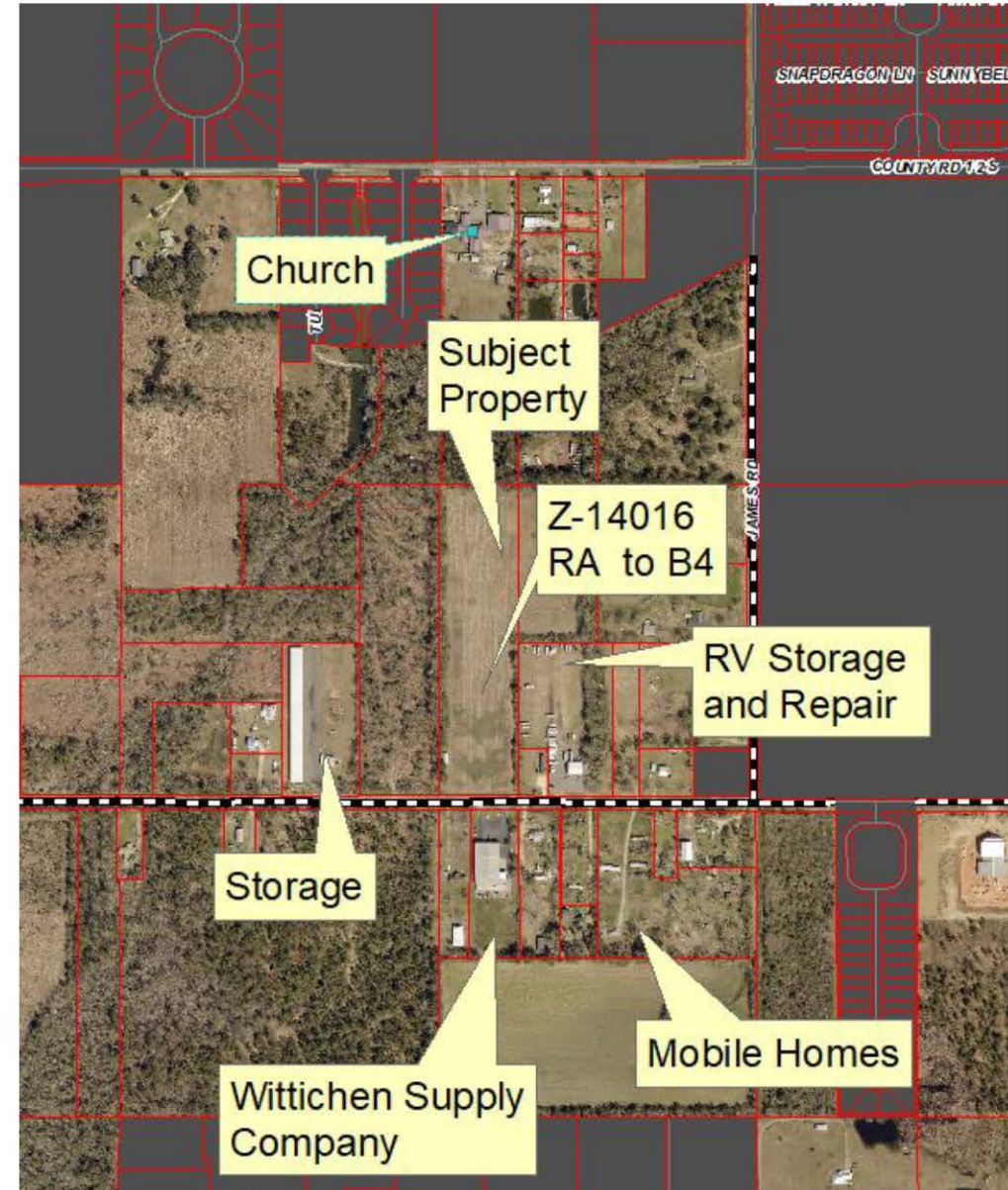
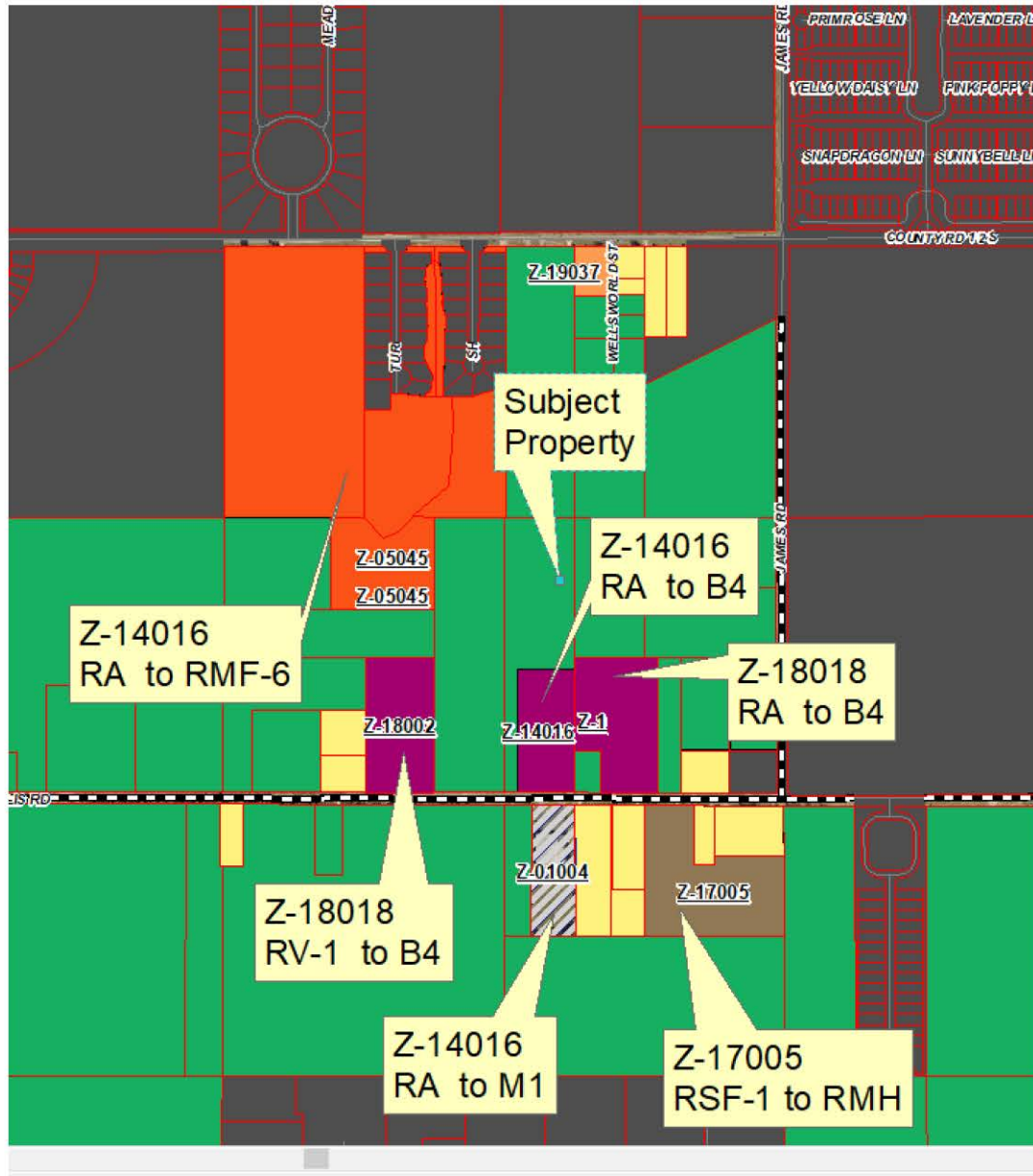
5.) Will the proposed change adversely affect traffic patterns or congestion?

Brinks Willis is classified by ALDOT as a Local Road with a 40-foot Highway Construction Setback. 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. A commercial access to this site will be required from the Baldwin County Highway Department. A traffic impact study will may be required, depending on the number of lots, when the development submits for Subdivision.

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

See maps below.

Staff Analysis and Findings



Staff Analysis and Findings

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

As Stated above, since zoning was implemented, there have been multiple annexations and rezonings.

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

Timing is not a factor with this request.

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

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

Staff Analysis and Findings

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

The applicant will have to come back to receive Commission Site Plan Approval. The applicant will have to submit all required materials for a RV park that includes building plans, drainage plans, landscaping plans, and site plans in order to ensure complete compliance with the requirements of the Zoning Ordinance and Subdivision Regulations.

11.) Other matters which may be appropriate.

None

Agency Comments

Baldwin County Highway Department – Weesie Jeffords:

1. I concur with Mary's comments about the current Subdivision Regulations.
2. Brinks Willis would need widening to meet the current regulation requirement of 24ft roadway width.
3. The proposed park is subject to a traffic study depending on unit count. Trip distribution would need to use local RV parks for an accurate analysis. The consultant traffic engineer will need to contact the Highway Department prior to the study for a scoping meeting.
4. Any drainage improvements will be required to follow the County requirements.

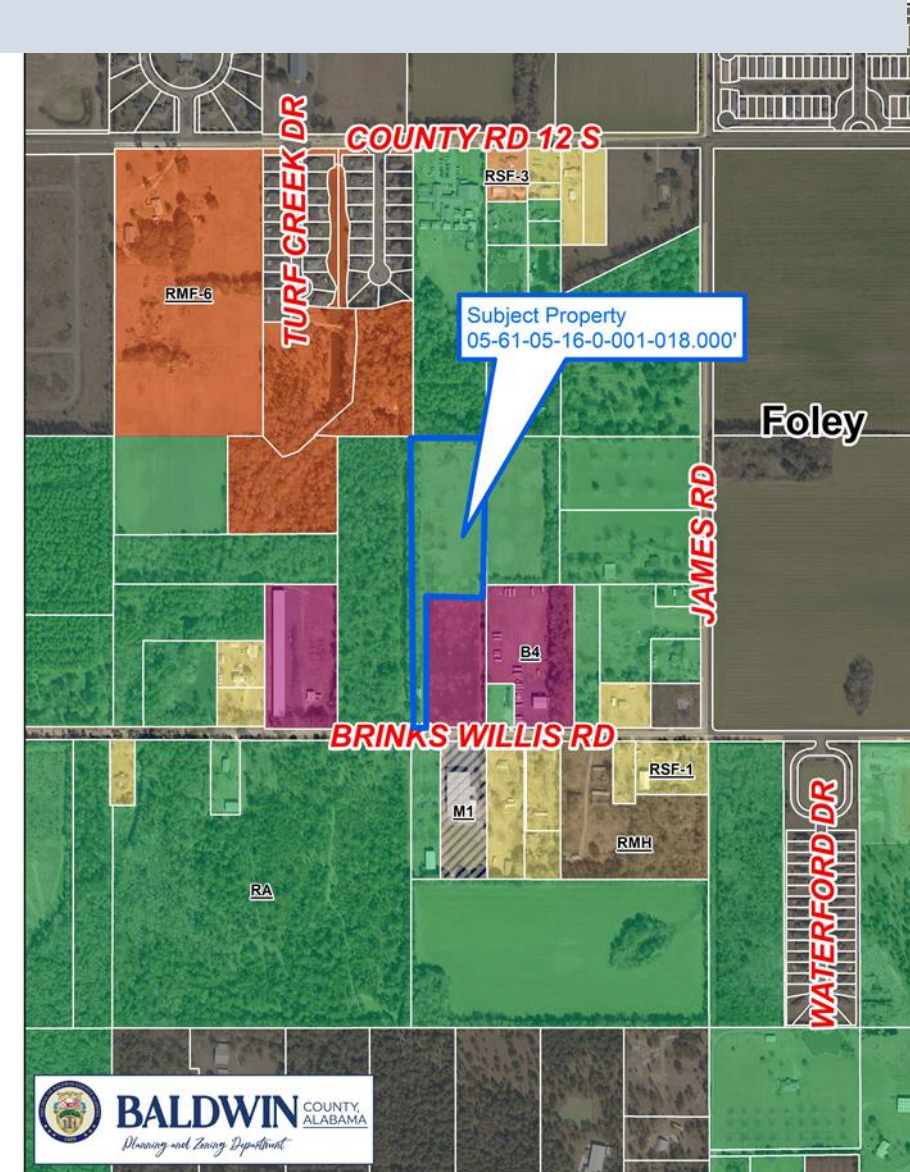
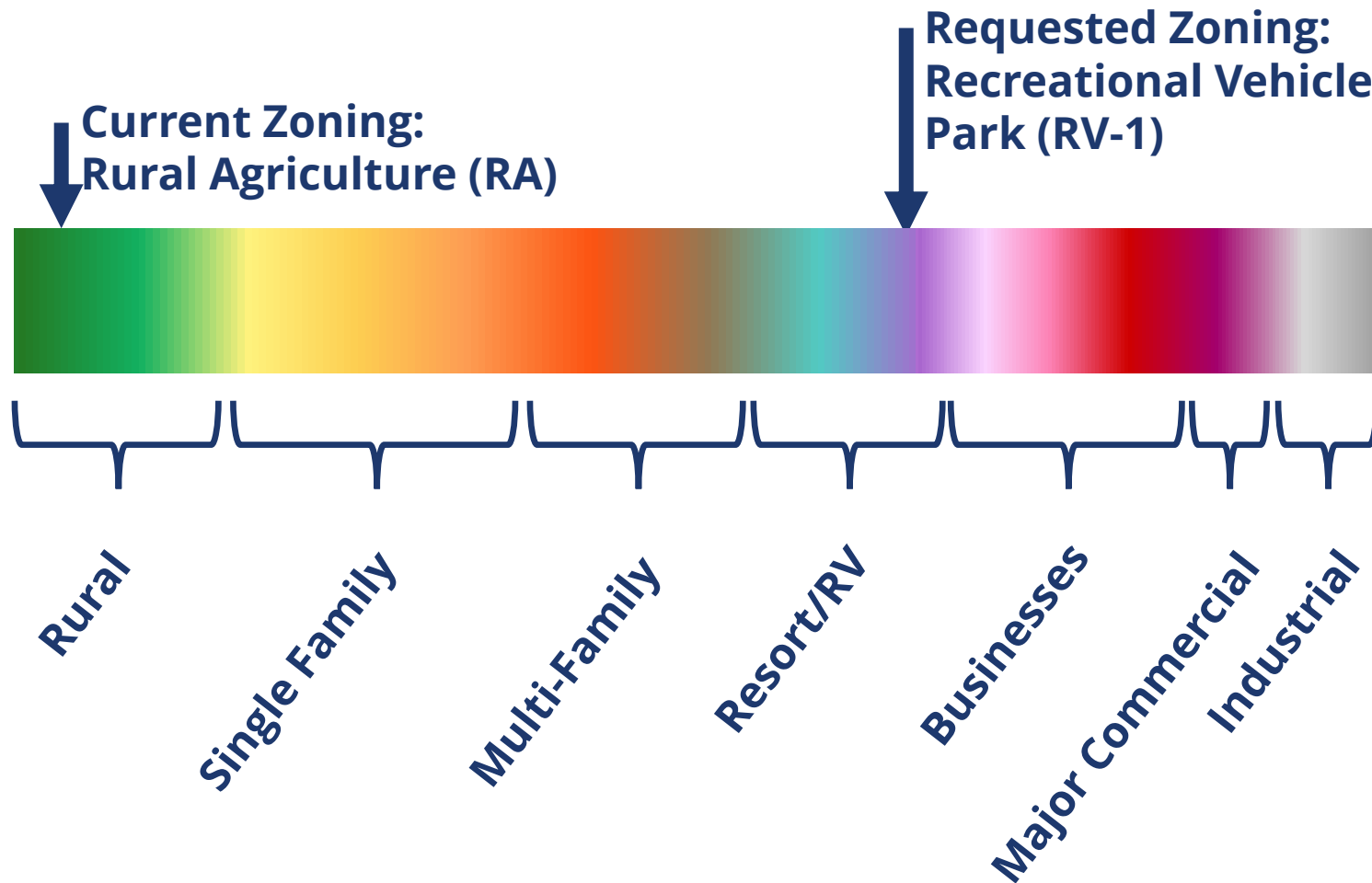
ADEM, Scott Brown: *No Response.*

Mary Booth, Subdivision Coordinator:

It is recommended the applicant review the current subdivision regulations and requirements for an RV park and submittal before the rezoning to make sure they can fully comply with the updated revisions.

Z-21039 GREENWELL PROPERTY

REZONING REQUEST FROM **RA** TO **RV-1**

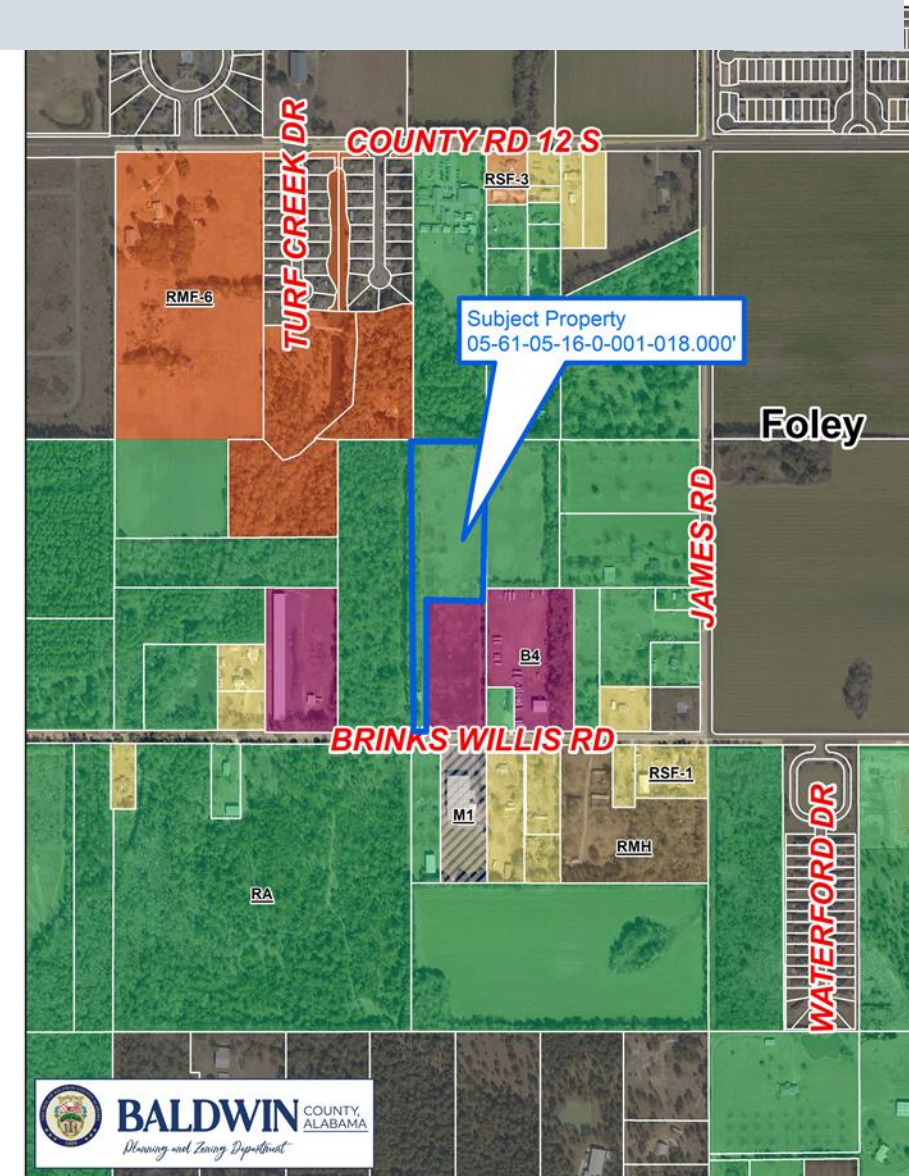


Z-21039 GREENWELL PROPERTY

REZONING REQUEST FROM **RA** TO **RV-1**

- Staff's Summary and Comments:**

As stated previously, the subject property is currently zoned RA, Rural Agriculture District, and is vacant. The requested designation is RV-1, Recreational Vehicle Park District. According to the submitted information, the purpose of this request is to allow for a RV resort. The applicant is only asking for the RA portion of the property to be rezoned to RV-1. The B4 portion will be used for storage and can also be used for the RV park because B4 allows RV parks by right.



Z-21039 GREENWELL PROPERTY

REZONING REQUEST FROM **RA** TO **RV-1**

Staff's Recommendation:

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.*

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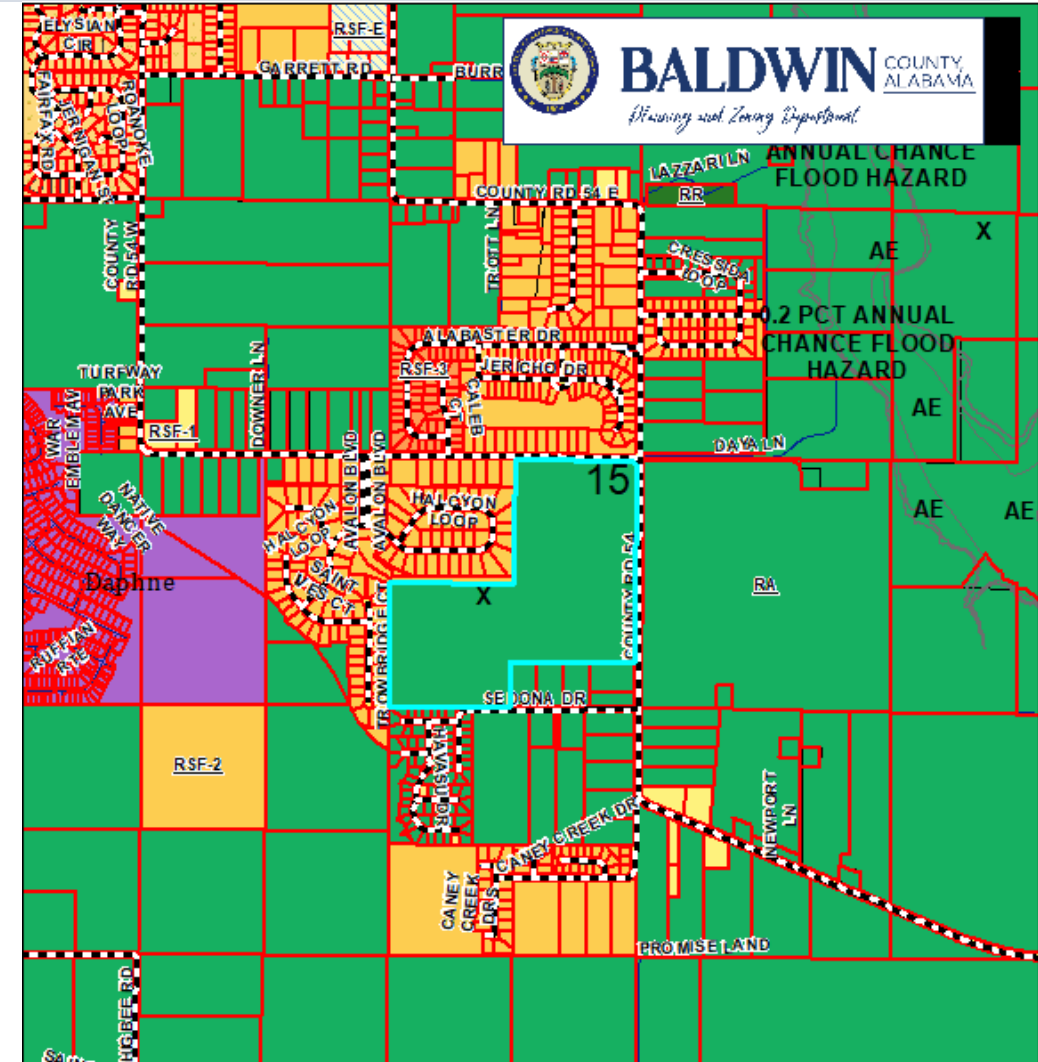
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REZONING REQUEST FROM **RA** TO **RSF-3**

Lead Staff: Linda Lee, Planner

- **Planning District:** 15 **Zoned:** RA
- **Location:** Subject property is located on the corner of County Road 54 and County Road 54 W
- **Parcel Number:** 05-43-07-25-0-000-006.000
- **Current Use:** Forested Timberland
- **Acreage:** 50.75
- **Physical Address:** 11974 County Road 54
- **Applicant:** Dewberry Engineers
- **Owner:** John Franklin Lazzari Jr.



Z-21040 LAZZARI PROPERTY

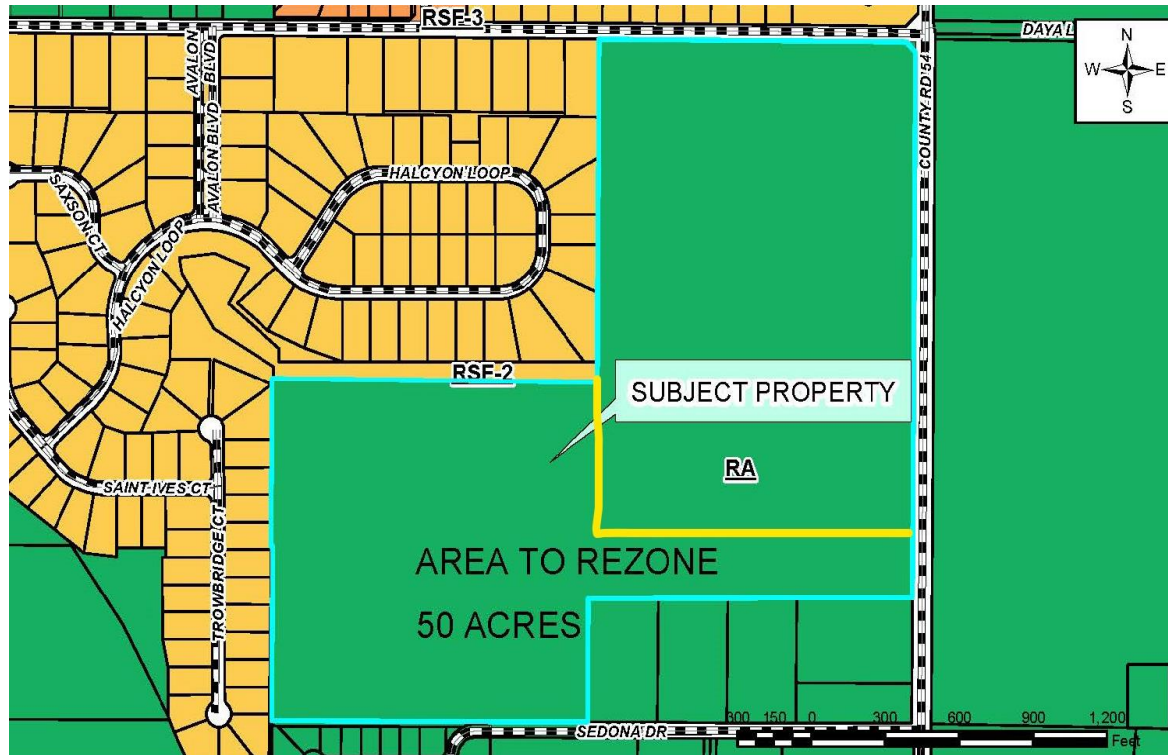
Lead Staff: Linda Lee, Planner

REZONING REQUEST FROM **RA** TO **RSF-3**

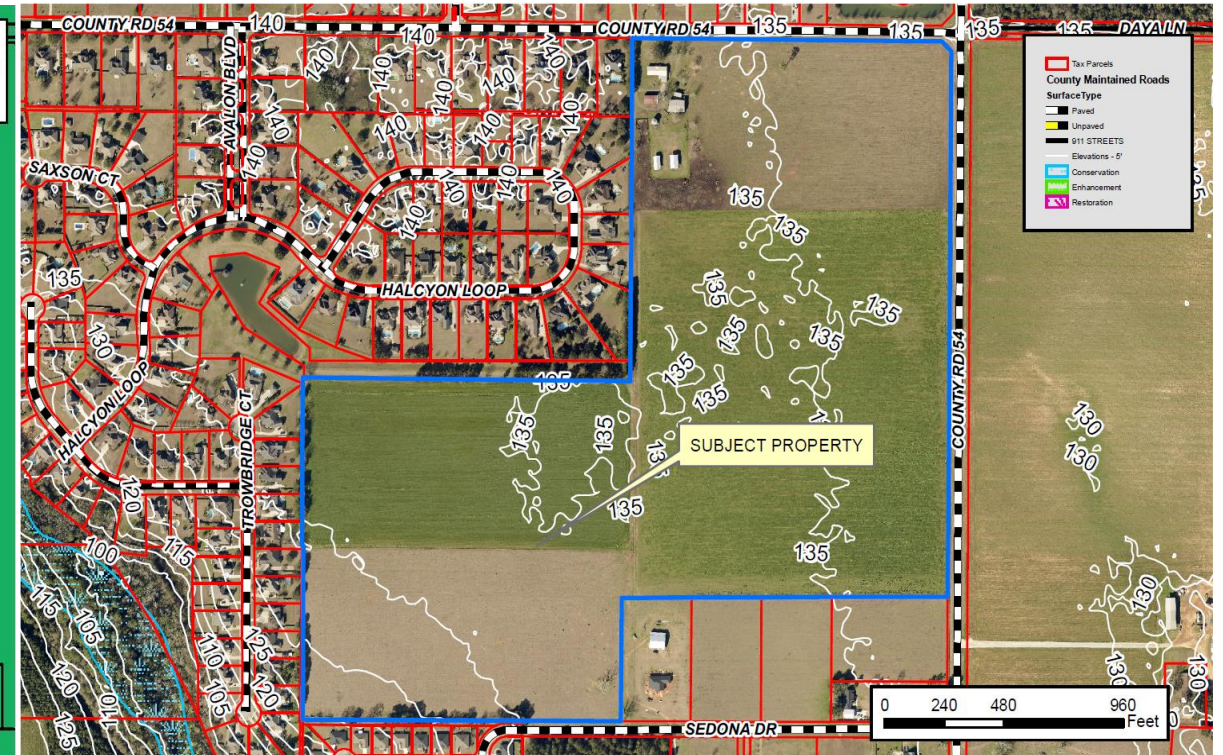
- **Proposed Zoning:** RSF-3, Single Family District
- **Proposed Use:** single-family subdivision
- **Applicant's Request:** The owner would like to develop a residential subdivision.



Locator Map



Site Map



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

Property Images



Property Images



Current Zoning Requirements

Section 3.2 RA Rural Agricultural District

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

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

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

3.2.3 *Special exceptions.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed as special exceptions: Not Applicable

3.2.4 *Commission Site Plan Approval.* 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 by the site plan approval process:

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

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

Current Zoning Requirements

3.2.5 *Area and dimensional ordinances.* Except as provided by Section 2.3: Establishment of Zoning in Planning Districts, Section 12.4: Height Modifications, Section 12.5: Yard Requirements, Section 12.6: Coastal Areas, Section 12.8: Highway Construction Setbacks, Section 18.4 Variances, and Article 20: Nonconformities, the area and dimensional ordinances set forth below shall be observed.

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

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

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

RA Rural Agricultural District

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

Agricultural

Agriculture, forestry and similar activities are included with this future land use category. Single family dwellings, institutional uses, recreational uses, limited commercial uses which are intended to serve a rural area and transportation, communication and utility uses are also included subject to the requirements found within the Zoning Ordinance.

This category is designed to protect the essential open character of rural areas until it is timely to reclassify the land to appropriate residential, commercial or industrial categories. Zoning designations may include RR, CR, RA and RSF-E.

Proposed Zoning Requirements

Section 4.4 RSF-3, Single Family District

4.4.1 *Generally.* This zoning district is provided to afford the opportunity for the choice of a moderate density residential environment consisting of single family homes.

4.4.2 *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.

4.4.3 *Commission Site Plan Approval.* 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 by the site plan approval process:

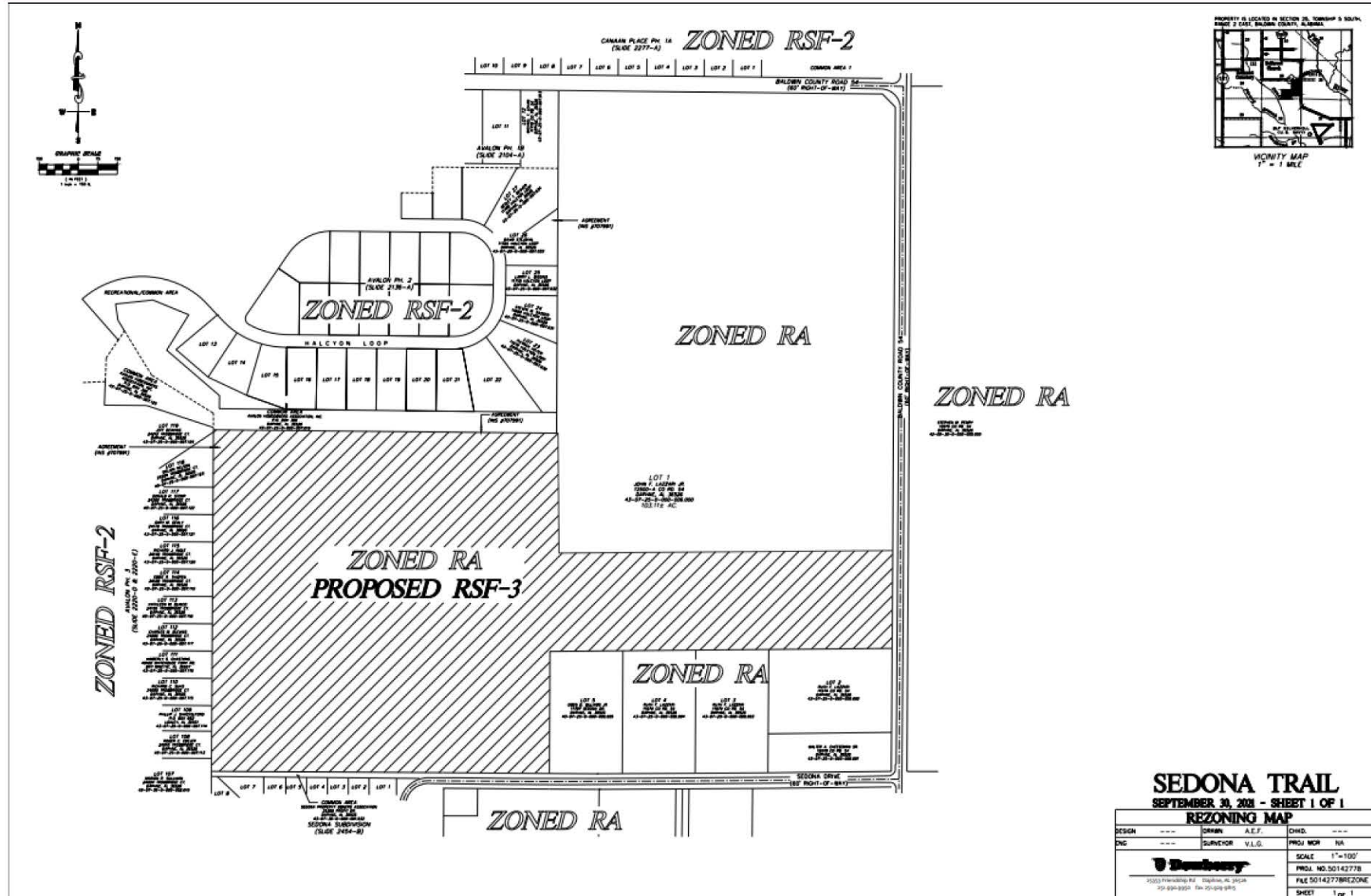
- (a) Outdoor recreation uses.
- (b) The following institutional uses: day care home; fire station; school (public or private).
- (c) The following general commercial uses: country club.
- (d) The following local commercial use: bed and breakfast or tourist home (see Section 13.11: *Bed and Breakfast Establishments*).

4.4.4 *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: Not Applicable


4.4.5 *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 18.4 *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	10,000 Square Feet
Minimum Lot Width at Building Line	80-Feet
Minimum Lot Width at Street Line	40-Feet
Maximum Ground Coverage Ratio	.35

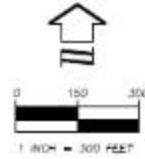
Site Plan



SEDONA TRAIL
SEPTEMBER 30, 2021 - SHEET 1 OF 1

REZONING MAP				
DESIGN	---	DRWN	A.E.F.	CHD.
ENG	---	SURVEYOR	V.L.G.	PROJ. MGR
				SCALE
2525 Piedmont Rd. Sedona, AZ 86344 928-934-9325 Fax: 928-934-9325				1"=100'
PROJECT NO. 50142778				FILE 50142778REZONE
SHEET 1 of 1				

Site Plan



LEGEND:
AC = ACRES
R/W = RIGHT-OF-WAY

NOTES:

1. PURPOSE OF SURVEY IS TO SHOW AREA OF INTENT TO BE REZONED FROM ZONE RA TO ZONE RSF-3 AS REQUESTED BY CLIENT.
2. BEARINGS SHOWN HEREON ARE BASED UPON STATE PLANE GRID COORDINATES ALABAMA WEST (NAD83).

PROPOSED RSF-3 DESCRIPTION:

A PORTION OF LOT 1, J CATTLE SUBDIVISION, ACCORDING TO THAT CERTAIN MAP OR PLAT THEREOF RECORDED IN SLIDE 2680-F IN THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, J CATTLE SUBDIVISION, ACCORDING TO THAT CERTAIN MAP OR PLAT THEREOF RECORDED IN SLIDE 2680-F IN THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 00°21'34" EAST, A DISTANCE OF 660.34 FEET; THENCE RUN NORTH 00°19'01" EAST, A DISTANCE OF 653.68 FEET; THENCE RUN SOUTH 89°26'17" EAST, A DISTANCE OF 1323.28 FEET; THENCE RUN SOUTH 00°25'21" EAST, A DISTANCE OF 461.25 FEET; THENCE RUN NORTH 89°34'39" EAST, A DISTANCE OF 1281.62 FEET; THENCE RUN SOUTH 00°20'52" WEST, A DISTANCE OF 396.38 FEET; THENCE RUN SOUTH 89°29'38" WEST, A DISTANCE OF 1313.39 FEET; THENCE RUN SOUTH 00°17'44" WEST, A DISTANCE OF 469.53 FEET; THENCE RUN NORTH 89°35'43" WEST, A DISTANCE OF 408.54 FEET; THENCE RUN NORTH 89°39'13" WEST, A DISTANCE OF 889.12 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 50.75 ACRES, MORE OR LESS.

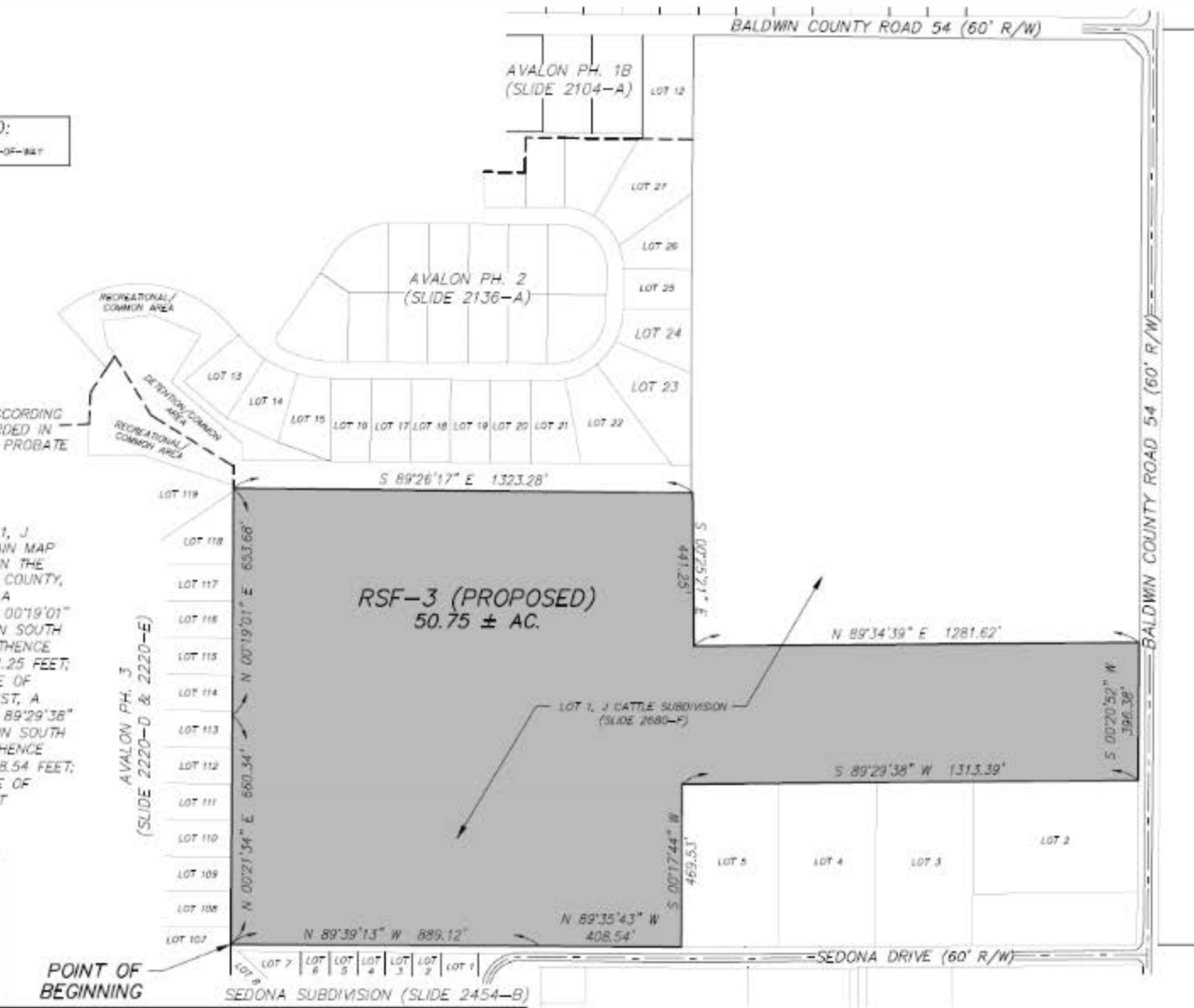
SKETCH & DESCRIPTION

D.R. HORTON



25353 Friendship Road
DAPHNE, ALABAMA 36626
PHONE: 251.991.9950
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. 1109

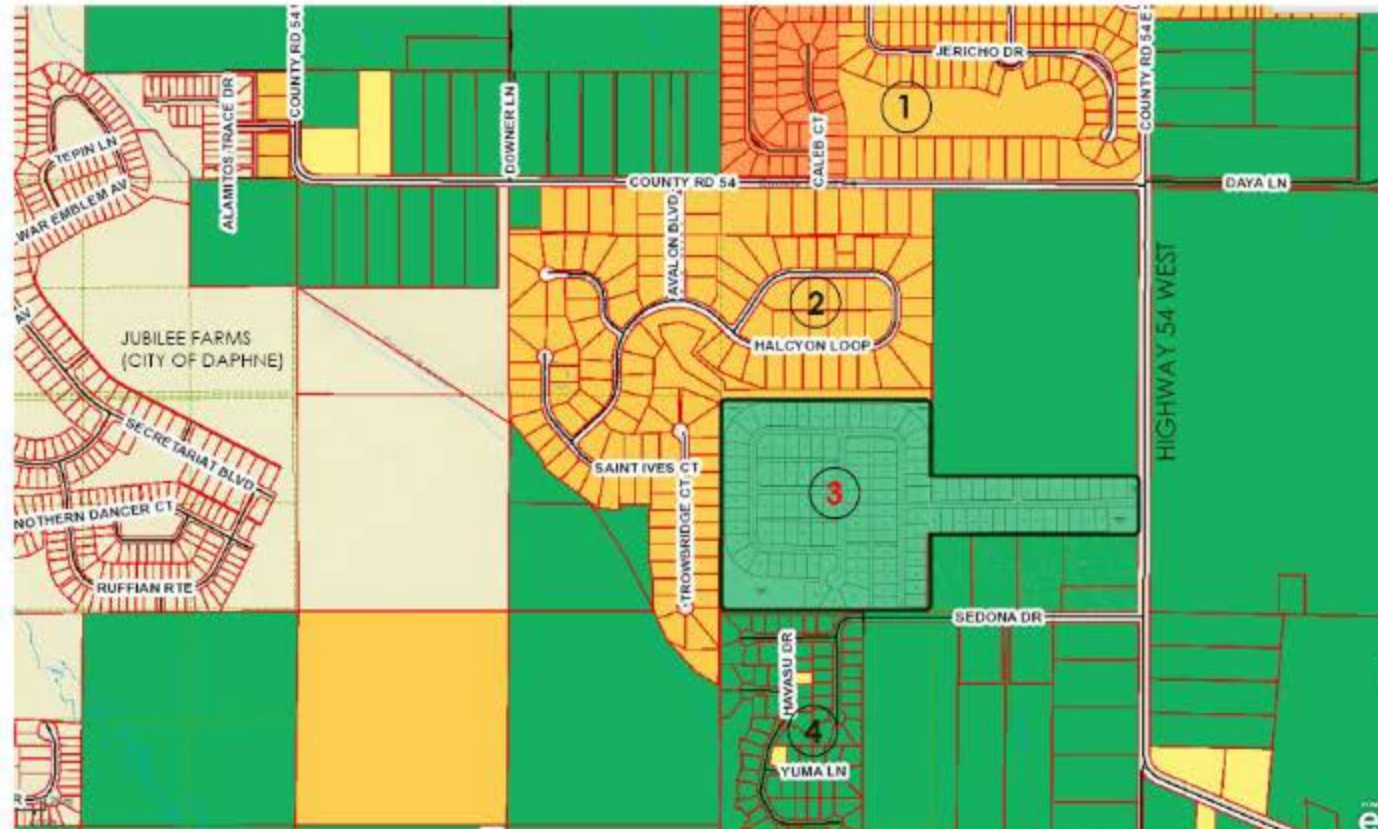
DATE: 10/14/2021
SCALE: 1" = 300'
DRAWN BY: AES
CHECKED BY: VLG
SECTION: 25, T-5-S, R-2-E
BALDWIN COUNTY, ALABAMA
PROJECT: 20142728
SHEET NO. 1 OF 1



THIS IS NOT A PROPERTY BOUNDARY SURVEY

SUBDIVISION	LOT SIZE	ZONING
1. CANAAN PLACE	80' and 90'	RSF-2 & RSF-3
2. AVALON	100'+	RSF-2
3. PROPOSED S/D	80' and 86'	RSF-3 (REQUESTED)
4. SEDONA	80'	RA

- Rural District (RR)
- Rural Agricultural District (RA)
- Residential Single Family District (RSF-1)
- Residential Single Family District (RSF-2)
- Residential Single Family District (RSF-3)



ADJACENT ZONING ANALYSIS
10/05/2021

 **Dewberry**
25353 Friendship Road
Daphne, AL 36526
251.990.9950

Staff Analysis and Findings

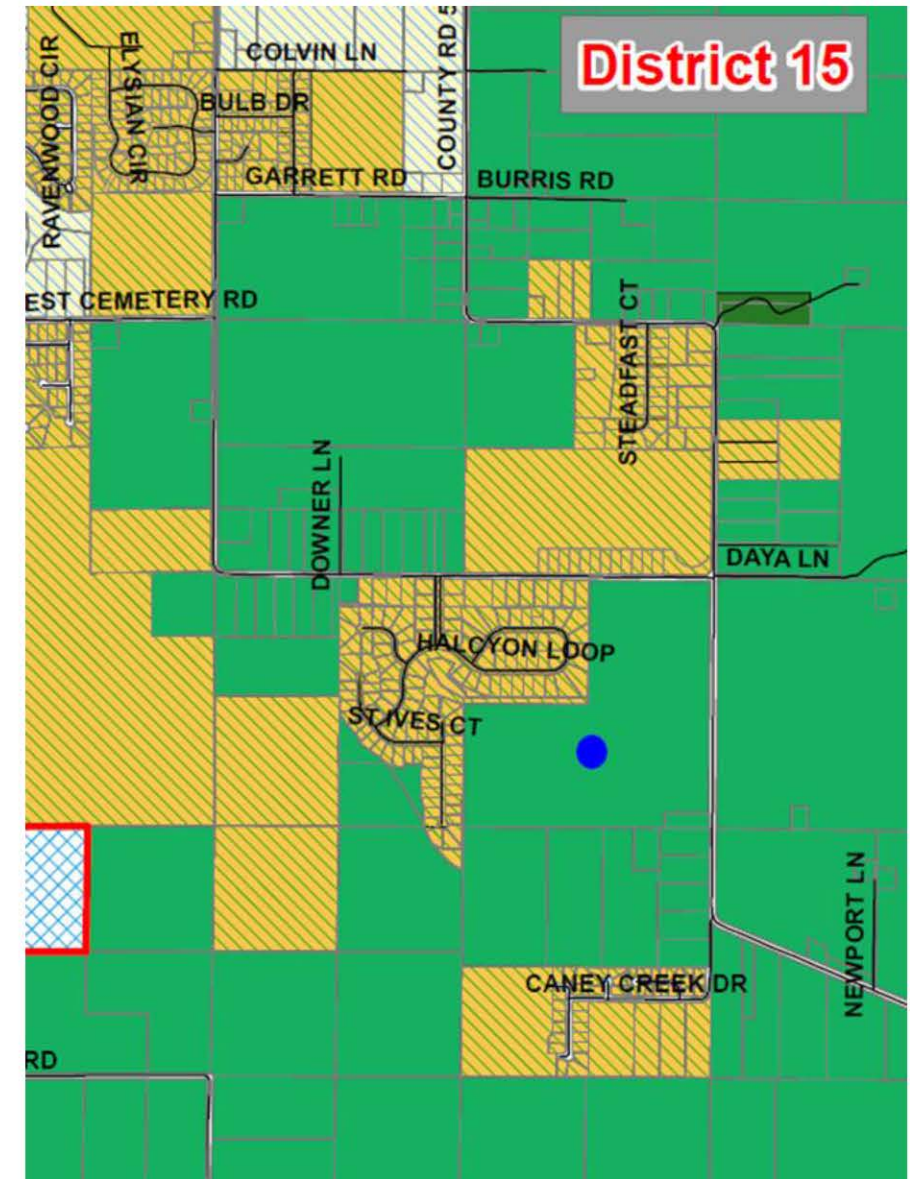
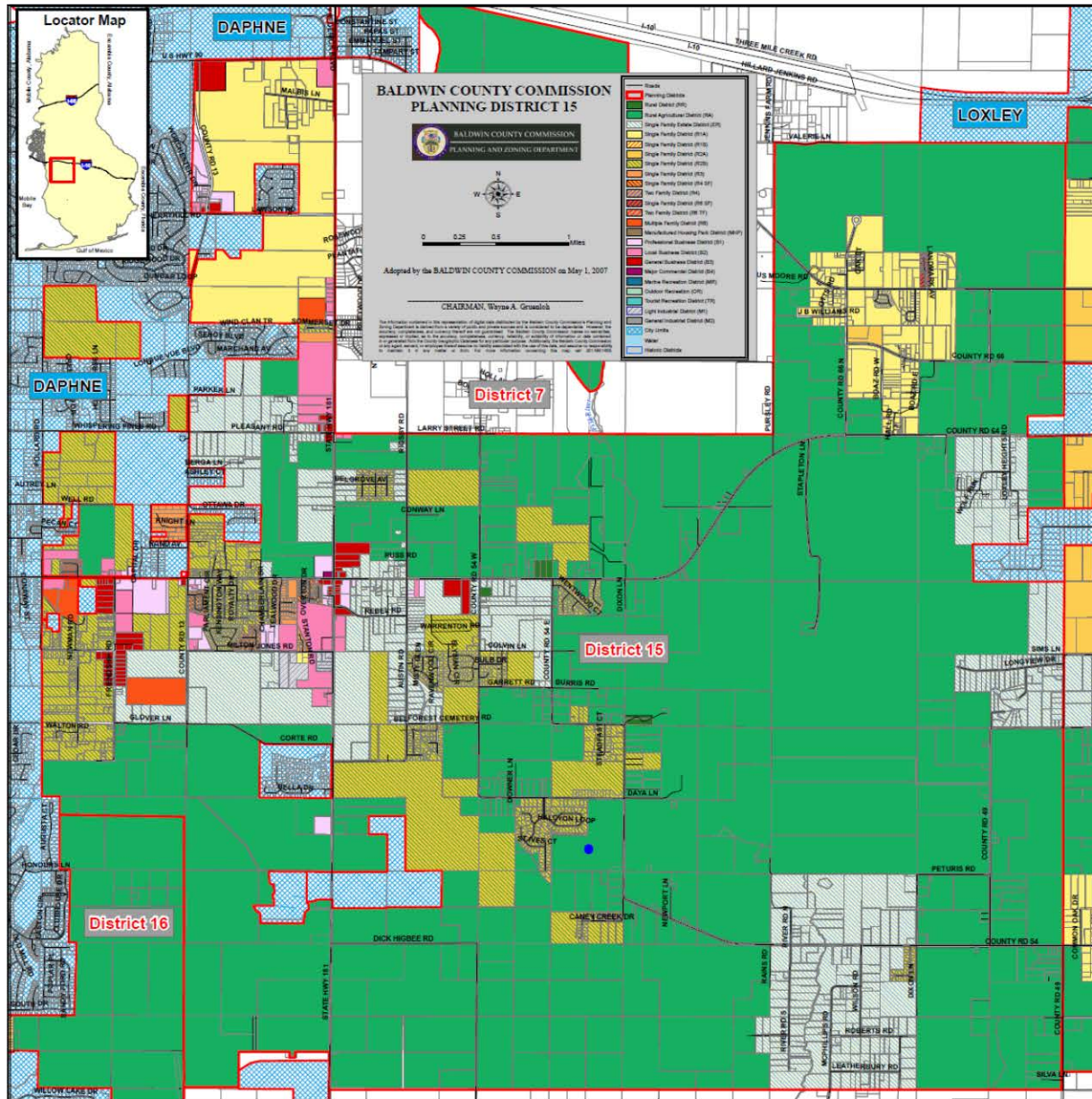
1.) Is the requested change compatible with the existing development pattern and the zoning of nearby properties?

The subject property is currently zoned RA, Rural Agricultural District, and is undeveloped. The adjacent properties are zoned RSF-2, and RA. The adjacent uses are residential and agricultural. The requested change is a higher density residential designation. **Staff believes the requested change is not compatible with the existing development pattern and zoning of nearby properties due to the increased density allowed with RSF-3 zoning.**

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

Planning District 15 zoning map was adopted in August 2006. At that time, the property was zoned RA. There have been a few rezonings in this area since zoning was implemented. Most were automatic rezonings from RA to RSF-1 on smaller parcels. In 2014 Canaan Place Phase II on the north side of County Road 54 was rezoned from RSF-2 to RSF-3.

Planning District 15 Zoning Map – May 2007



Staff Analysis and Findings

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.

Staff Analysis and Findings

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

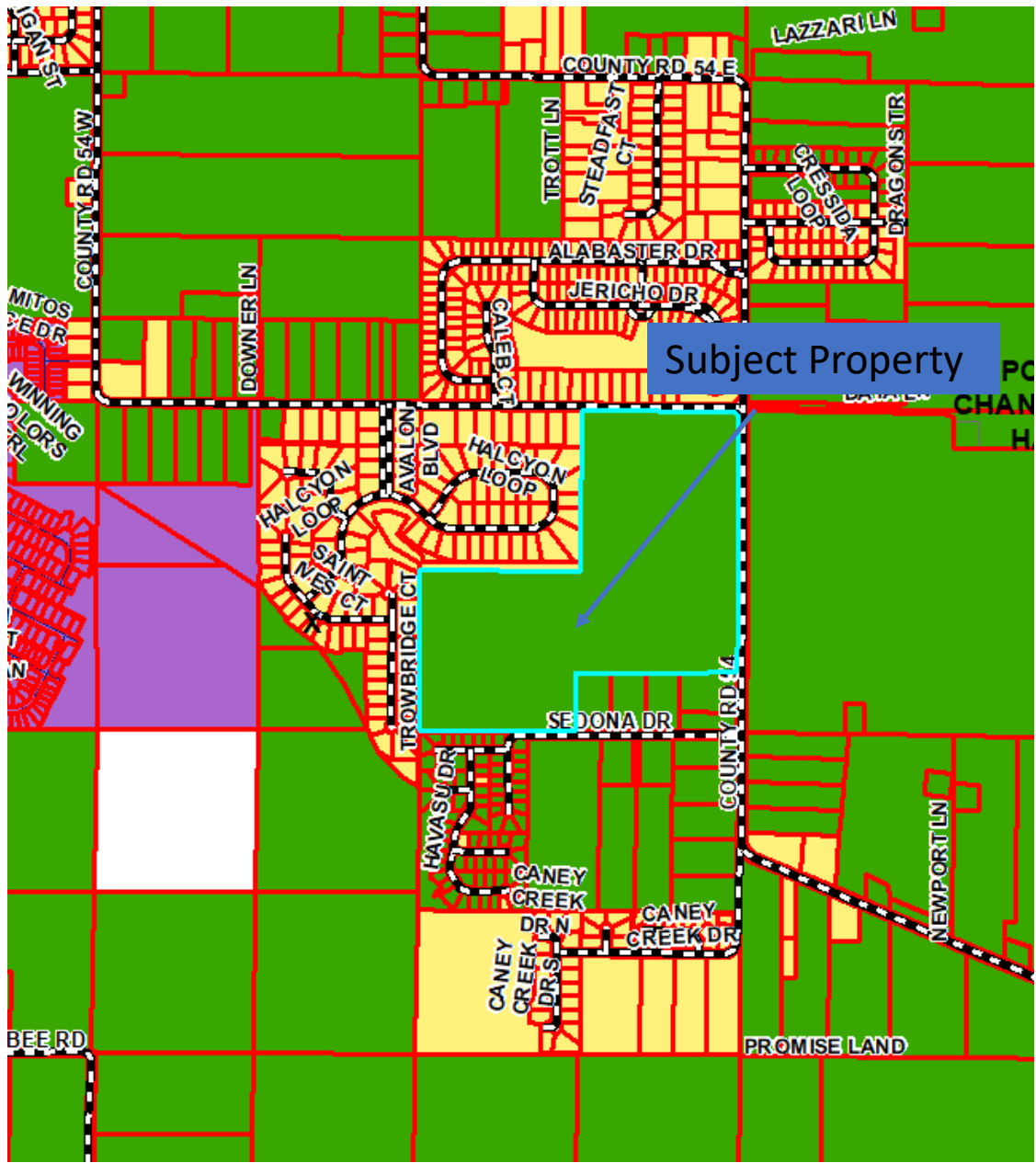
A future land use designation of Agricultural has been provided for the subject property. This category is provided for agriculture, forestry and similar activities. Single family dwellings, institutional uses, recreational uses, limited commercial uses which are intended to serve a rural area and transportation, communication and utility uses are also included subject to the requirements found within the Zoning Ordinance. This category is designed to protect the essential open character of rural areas until it is timely to reclassify the land to appropriate residential, commercial or industrial categories. Zoning designations may include RR, CR, RA and RSF-E.

Staff Analysis and Findings

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

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

Future Land
Use Map



Staff Analysis and Findings

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

Staff is unaware of any planned public improvements.

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

Per the Federal Highway Administration, the functional classification of County Road 54 is major collector. Collectors serve a critical role in the roadway network by gathering traffic from Local Roads and funneling them to the Arterial network. Access to this site from would require approval from the Highway Department.

Staff Analysis and Findings

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-3 zoning designation allows for residential uses which would be somewhat consistent with the development patterns in the area. However, the applicant is proposing to have a higher density zoning designation between the current residential and rural zoning designations. The normal transition would be from rural to very low density (RSF-E) to low density (RSF-1) to moderate density (RSF-2 or RSF-3).

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

This area of Planning District 15 consists mostly of residential and agricultural zoning districts. Adjacent properties are zoned for residential and agricultural uses. Please see response to number 6 above.

Staff Analysis and Findings

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

Staff believes that timing is not an issue.

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.

Agency Comments

- **Baldwin County Highway Department – Weesie Jeffords:**

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

Sent: Friday, October 22, 2021 12:46 PM

To: D Hart <DHart@baldwincountyal.gov>

Subject: RE: Z-21040 Lazarri Jr. Property

DJ,

Additional to Mary's comment I have the following:

1. Traffic study has been requested for the case submitted for a sketch plan review to Planning and Zoning. No scoping meeting has taken place with the developer's traffic engineering consultant.
2. County RD 54 is classified as a major collector and has a 75ft highway construction setback. Sedona Dr is a local road. Both are maintained by Baldwin County Highway Department.
3. Drainage will be reviewed at the time of preliminary plat review and during construction plan review. Most of the property drains to the south west into Picard Branch.

Thank you,

Weesie Jeffords

Agency Comments

- **Baldwin County Subdivision Department – Mary Booth:**

From: Mary Booth <MBOOTH@baldwincountyal.gov>

Sent: Friday, October 22, 2021 9:26 AM

DJ,

This is located within Daphne's Planning Jurisdiction. The applicant will need to coordinate with the City of Daphne if they will exercise their review authority to accompany the Baldwin County submittal per current subdivision regulations.

Thanks,
Mary

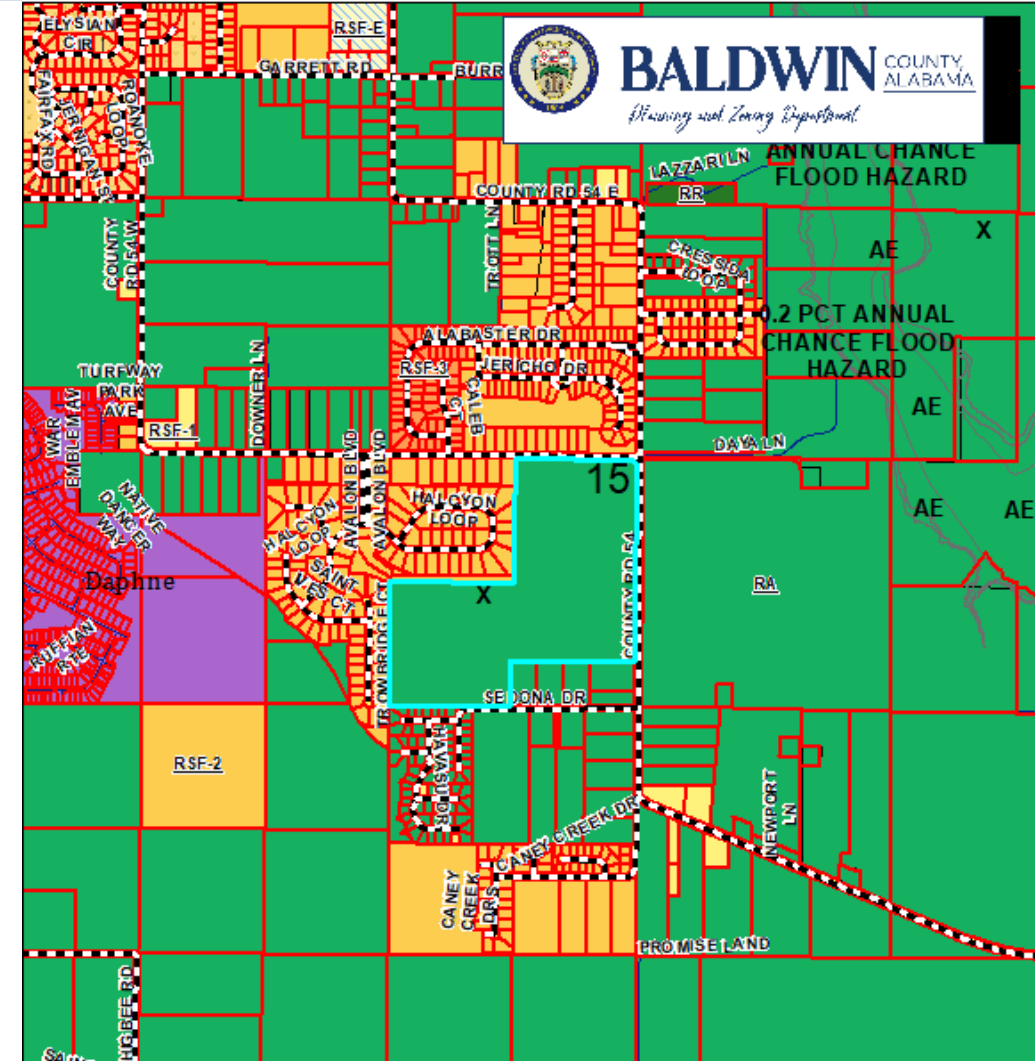
Z-21040 LAZZARI PROPERTY

Lead Staff: Linda Lee, Planner

REZONING REQUEST FROM RA TO RSF-3

- Staff's Summary and Comments:**

The subject property is currently zoned RA, Rural Agricultural District, and is currently undeveloped. The property adjoins County Road 54 to the north and east. The adjoining properties are residential, and agricultural. The requested zoning designation is RSF-3, Single Family District. RSF-3 is less restrictive and more intense than the current designation of RA. According to the submitted information, the purpose of this request is to allow for a residential subdivision.

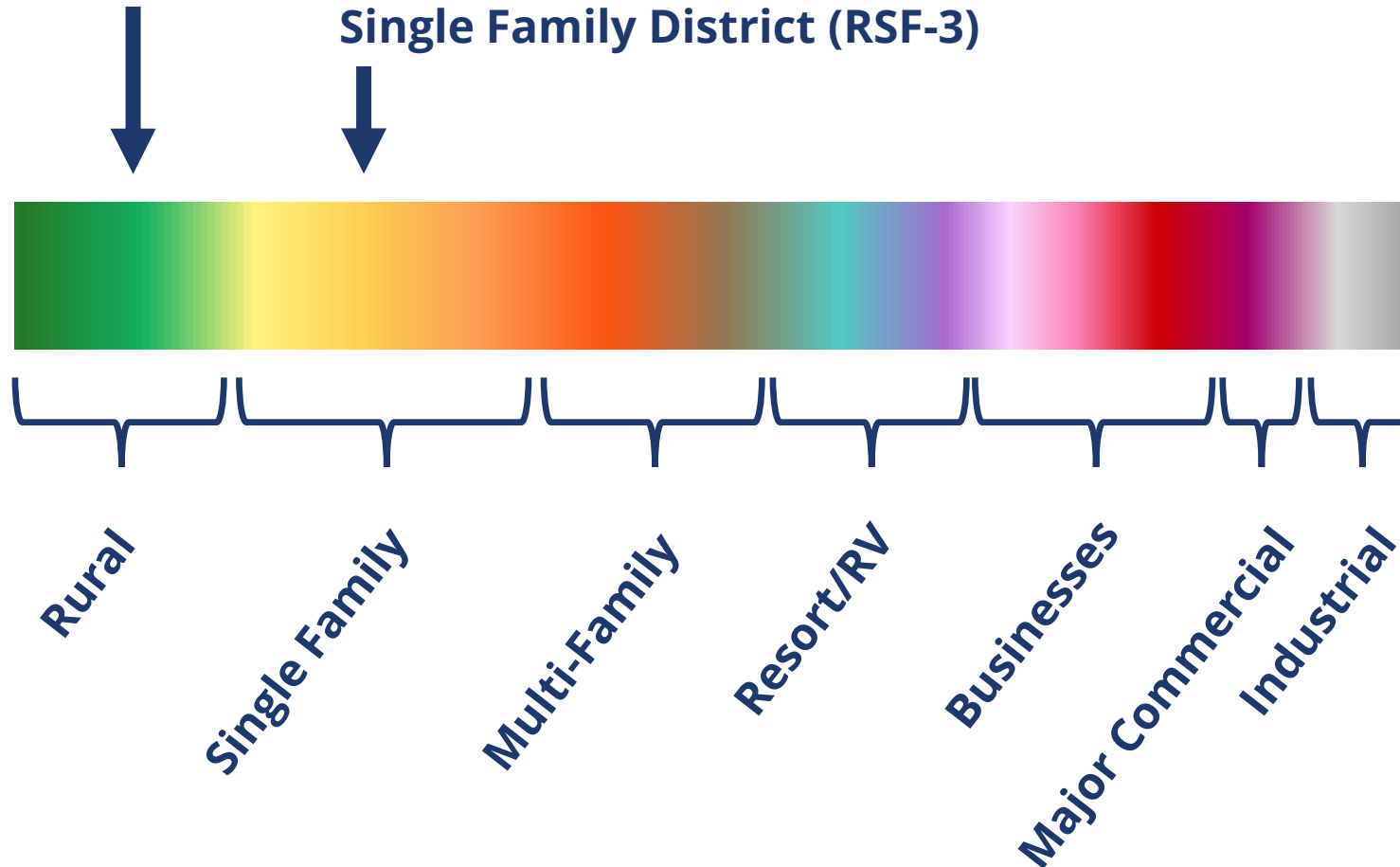


Z-21040 LAZZARI PROPERTY

REZONING REQUEST FROM **RA** TO **RSF-3**

Rural Agricultural
District (RA)

Single Family District (RSF-3)



Staff's Recommendation:

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

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

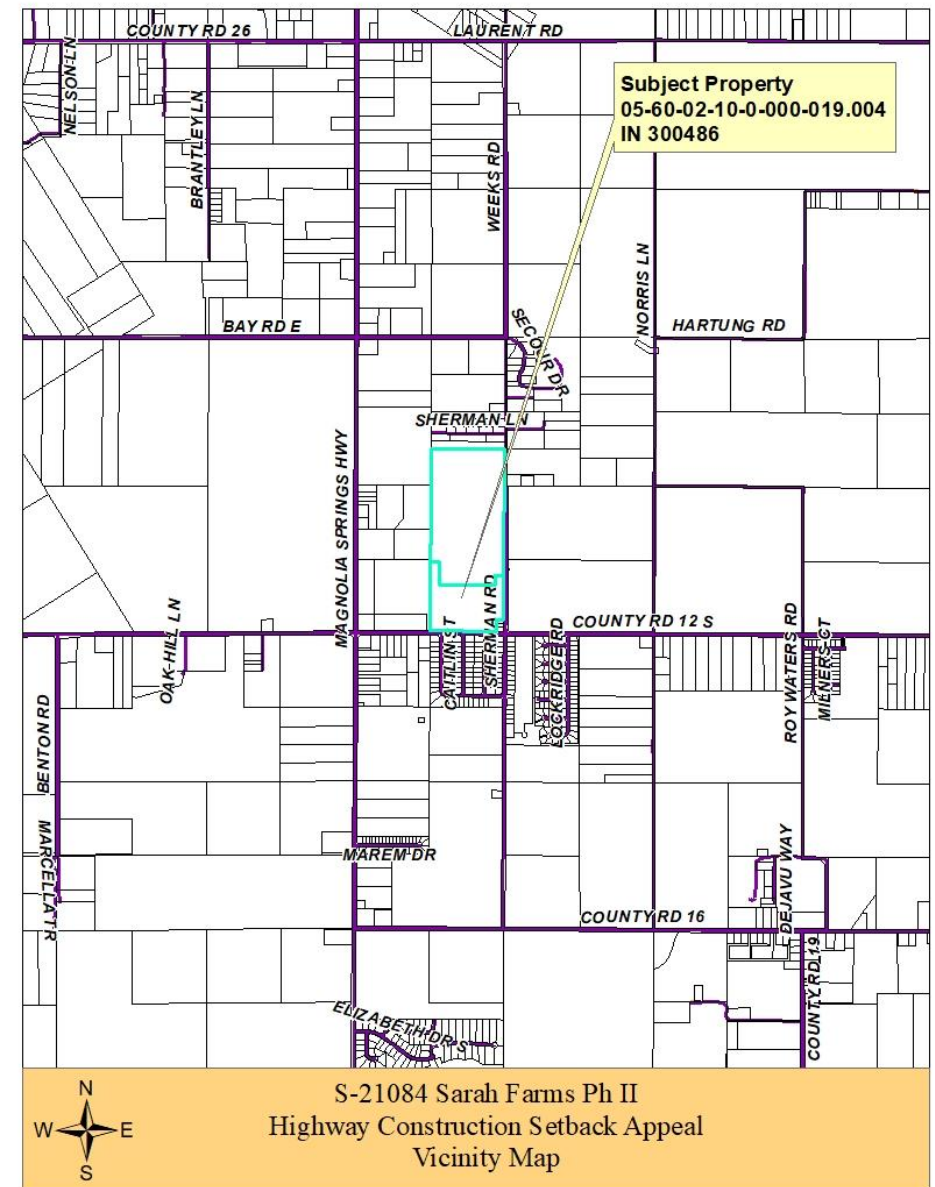
OLD / NEW
BUSINESS

(10.a)S-21084 Sarah Farms Ph II

Staff Report Prepared by:
Mary Booth, Subdivision
Coordinator

HIGHWAY CONSTRUCTION SETBACK APPEAL

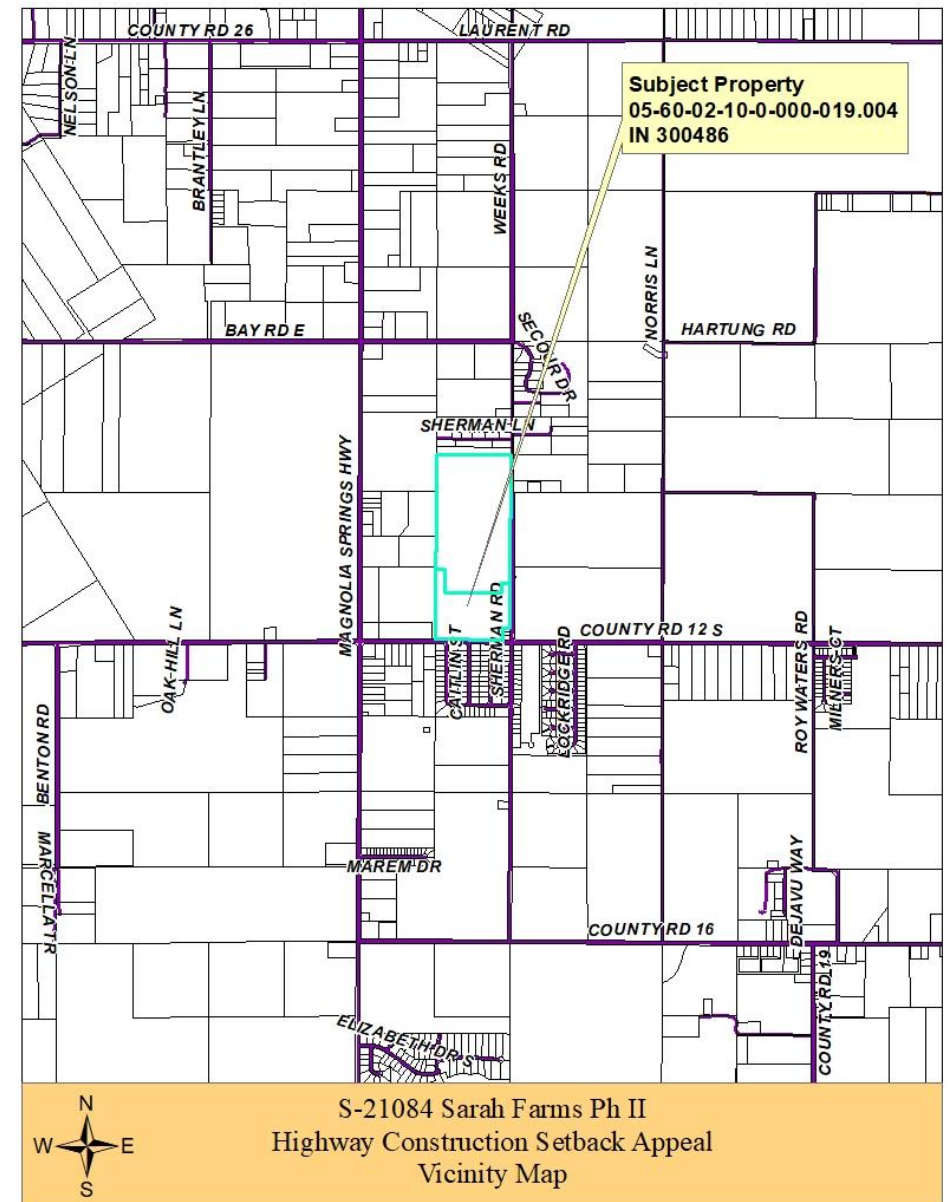
- **Total Phase 2 Property area:** 98.67 acres
 - **Smallest Lot:** 7,651sf (0.176 acres)
 - **Largest Lot:** 14,329sf (0.329 acres)
 - **Undeveloped Lot4A:** 14,329sf (71.86 acres)
 - **Setbacks:** 25' Front, 25' Rear 10' Side, 20' Street Side
- **A re-subdivision of Lot 4 of Sarah Farms**
Slide 2239-D, E & F



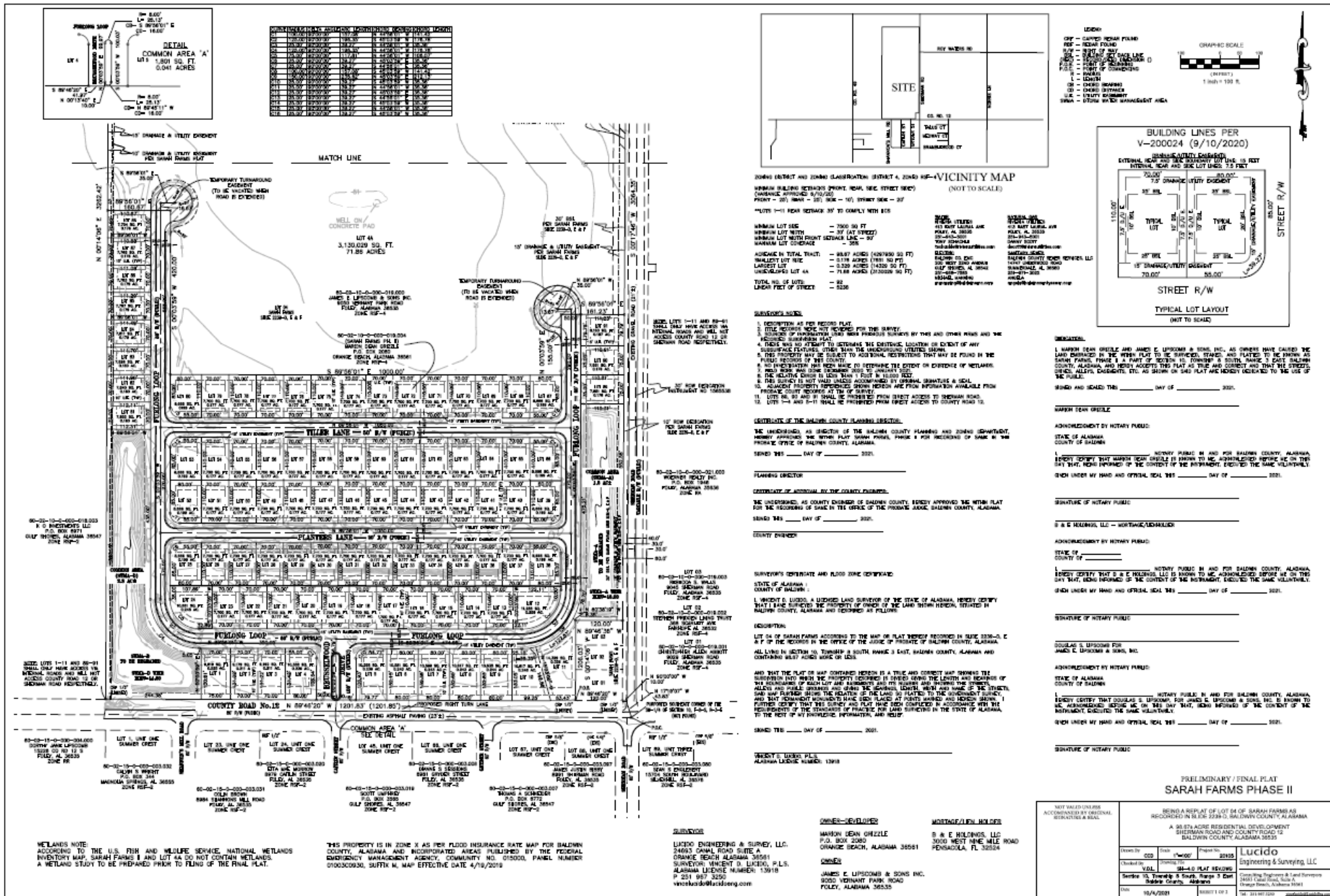
S-21084 Sarah Farms Ph II

HIGHWAY CONSTRUCTION SETBACK APPEAL

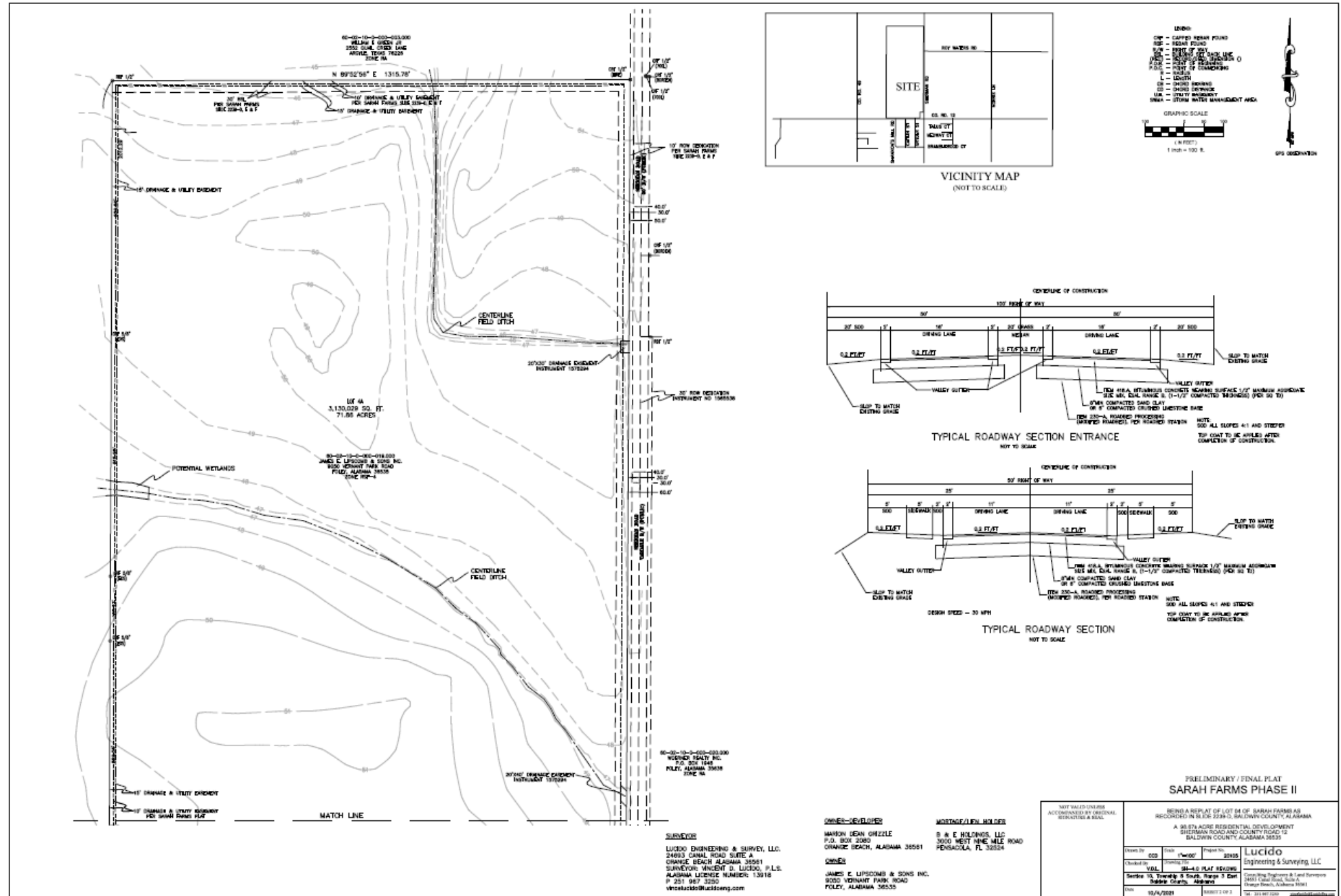
- **Total Number of Lots:** 92
 - **Development Density:** 3.394 units per acre (91 lots / 26.81 acres)
 - **Total Street Length:** 5,238 lf
 - To be dedicated to Baldwin County
- **Owner/Developer:** Marion Dean Grizzle / James E. Lipscomb & Sons (Lot 4A)
- **Surveyor of Record:** Vincent Lucido, PLS *Lucido Engineering & Survey, LLC*



N
↑

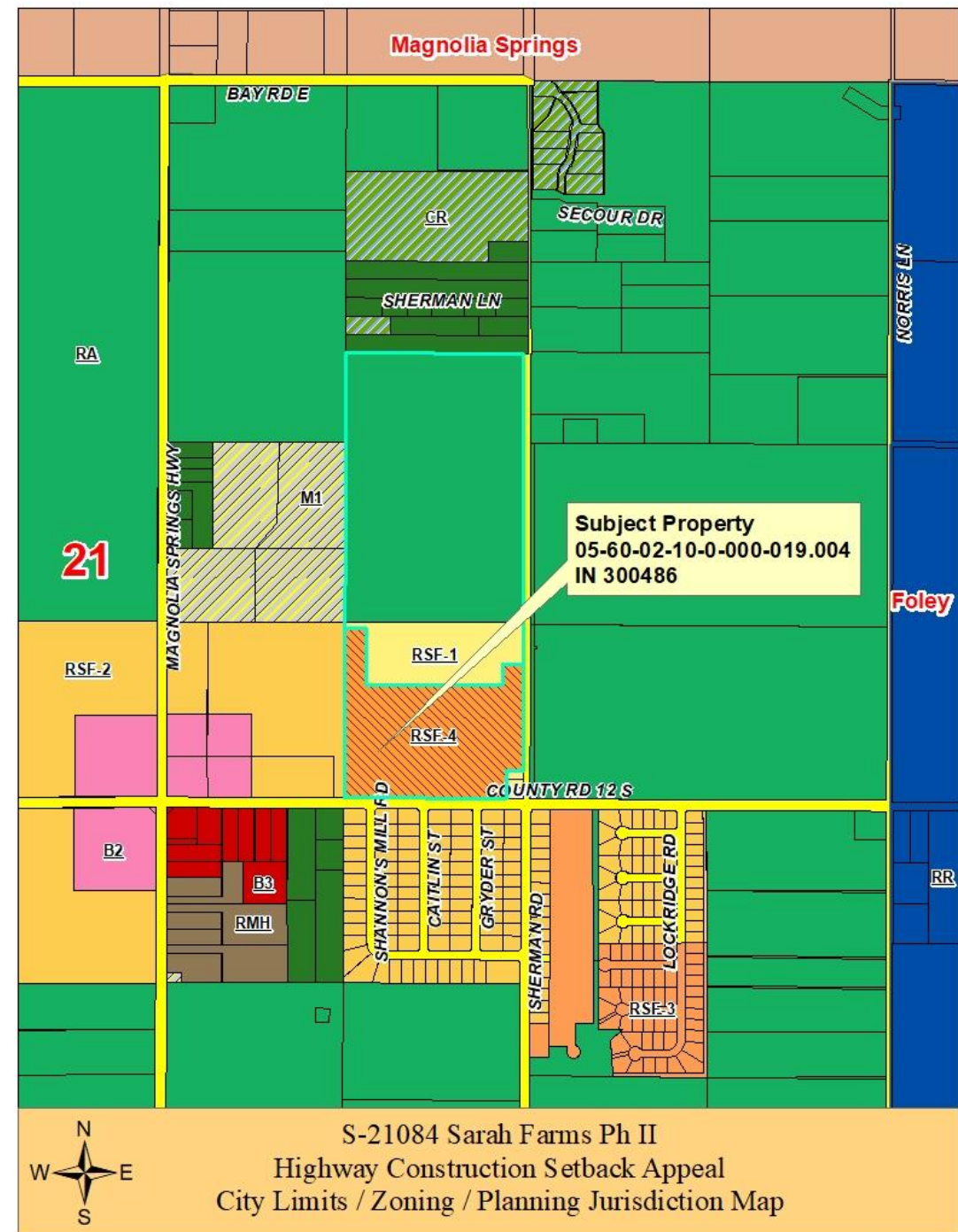


N
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S-21084 SARAH FARMS PH II

- Subject property is located on the north side of County Road 12 S and west of Sherman Road near the City of Foley
- **Parcel Number**
 - 05-60-02-10-0-000-019.004 (PIN 300486) et al
- **Planning District 21, Zoned RSF-4**
- **Lot 4A, Zoned RSF-1 and RA**



S-21084 SARAH FARMS PH II

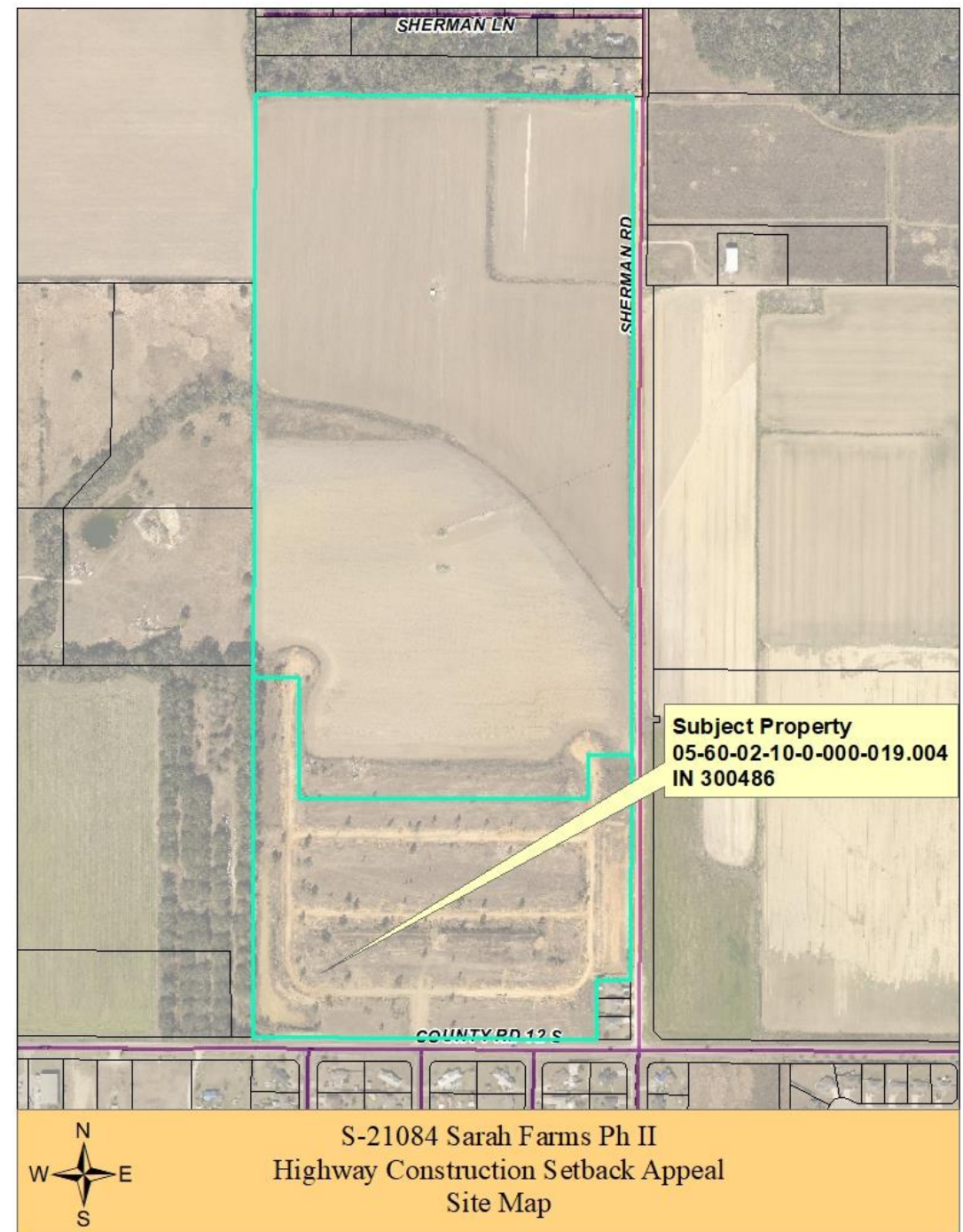
Utilities Services

Water: *Riviera Utilities*

Sewer: *Baldwin County
Sewer Service*

Electricity: *Baldwin EMC*

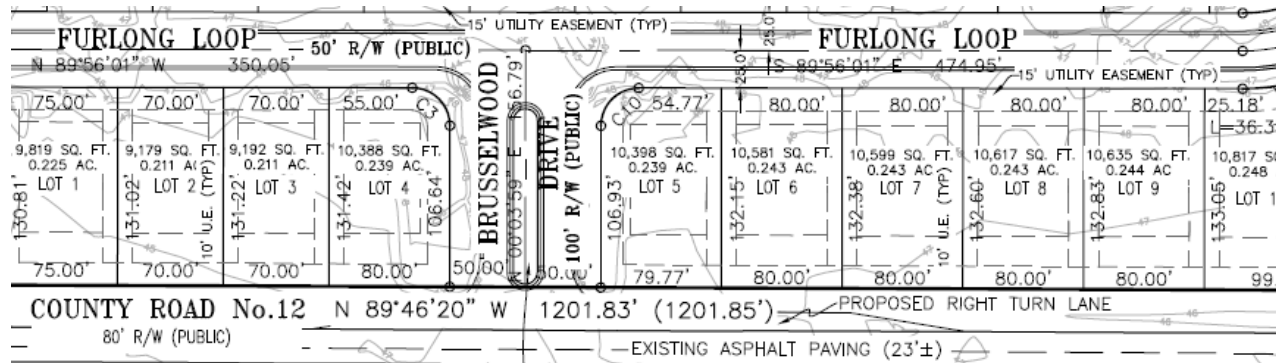
Telephone: *Presumed Centurylink*



S-21084 SARAH FARMS PH II

Staff Comments

- A traffic study was prepared by Darrell Skipper of Skipper Consulting, Inc.
- The traffic study was reviewed and accepted by the Baldwin County Highway Department
- An enlargement of the County Road 12 S connector is shown below



TRAFFIC STUDY

Sarah Farms

Residential Development

Baldwin County, Alabama

Prepared for:

Lucido Engineering & Surveying, LLC

24693 Canal Road, Suite A

Orange Beach, Alabama 36561

251-967-3250

Prepared by:

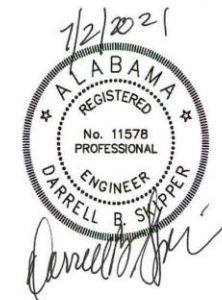
Skipper Consulting, Inc.

3644 Vann Road, Suite 100

Birmingham, Alabama 35235

205.655.8855

skipperinc.com



July 2021

S-21084 SARAH FARMS PH II

Staff Comments cont.



- Vincent Lucido, PE of Lucido Engineering & Surveying, LLC prepared a drainage narrative for subject property
 - The drainage narrative was reviewed and accepted by the Baldwin County Highway Department
 - Phase II was previously approved in 2007 and partially constructed
 - There is an existing SWMA located in the southwest corner of the development

DRAINAGE CALCULATIONS

SARAH FARMS A RESIDENTIAL SUBDIVISION

SITE LOCATION:
COUNTY ROAD 12
BALDWIN COUNTY, ALABAMA

PREPARED BY:
VINCENT D. LUCIDO
(251) 967 3250 • vincelucido@lucidoeng.com

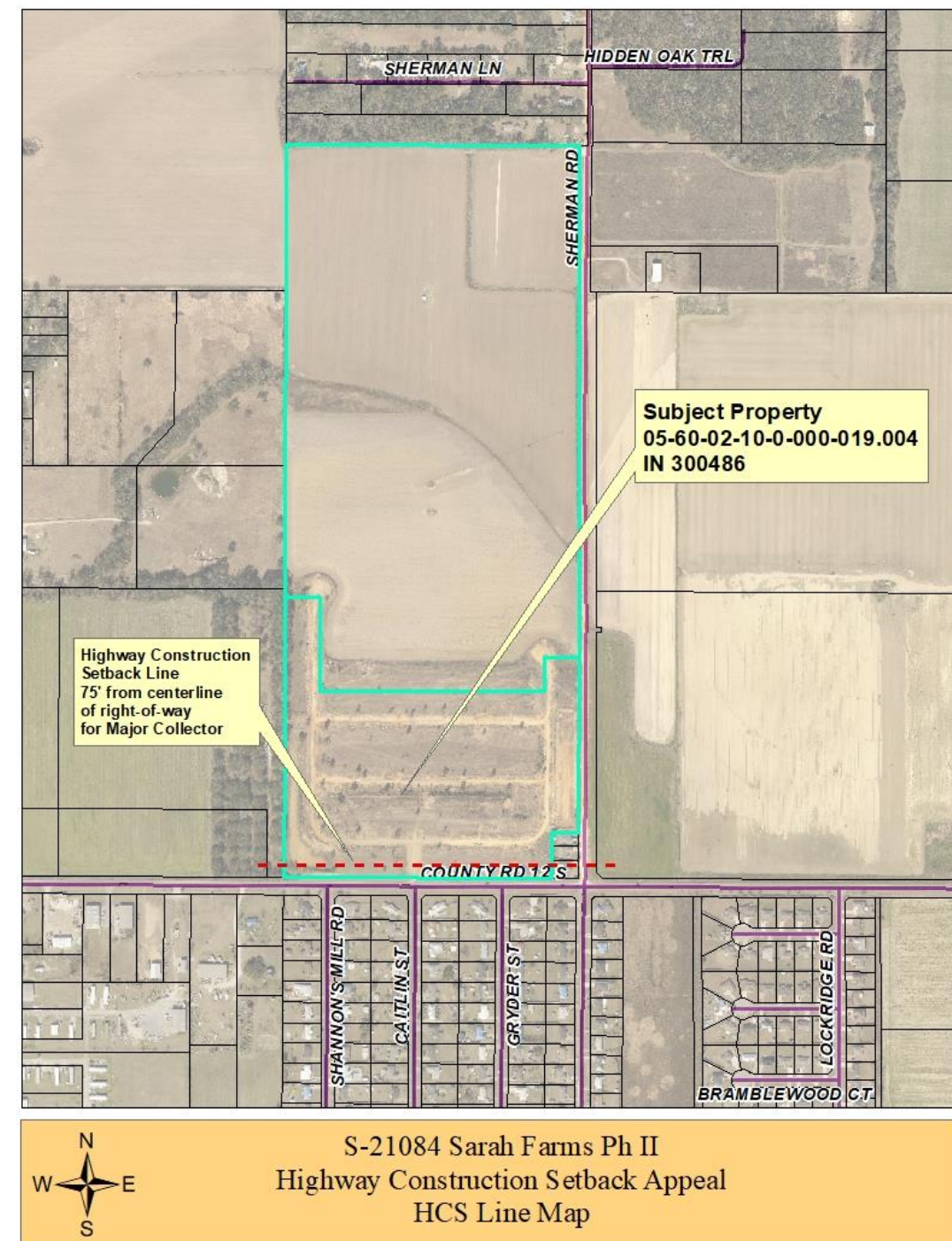


SEPTEMBER 6, 2021
Revised October 5, 2021

LUCIDO ENGINEERING & SURVEYING, LLC
24693 CANAL ROAD, STE A
ORANGE BEACH, AL 365361
(251) 967-3250
vincelucido@lucidoeng.com
LES PROJECT #20105

S-21084 SARAH FARMS PH II

Staff Comments cont.

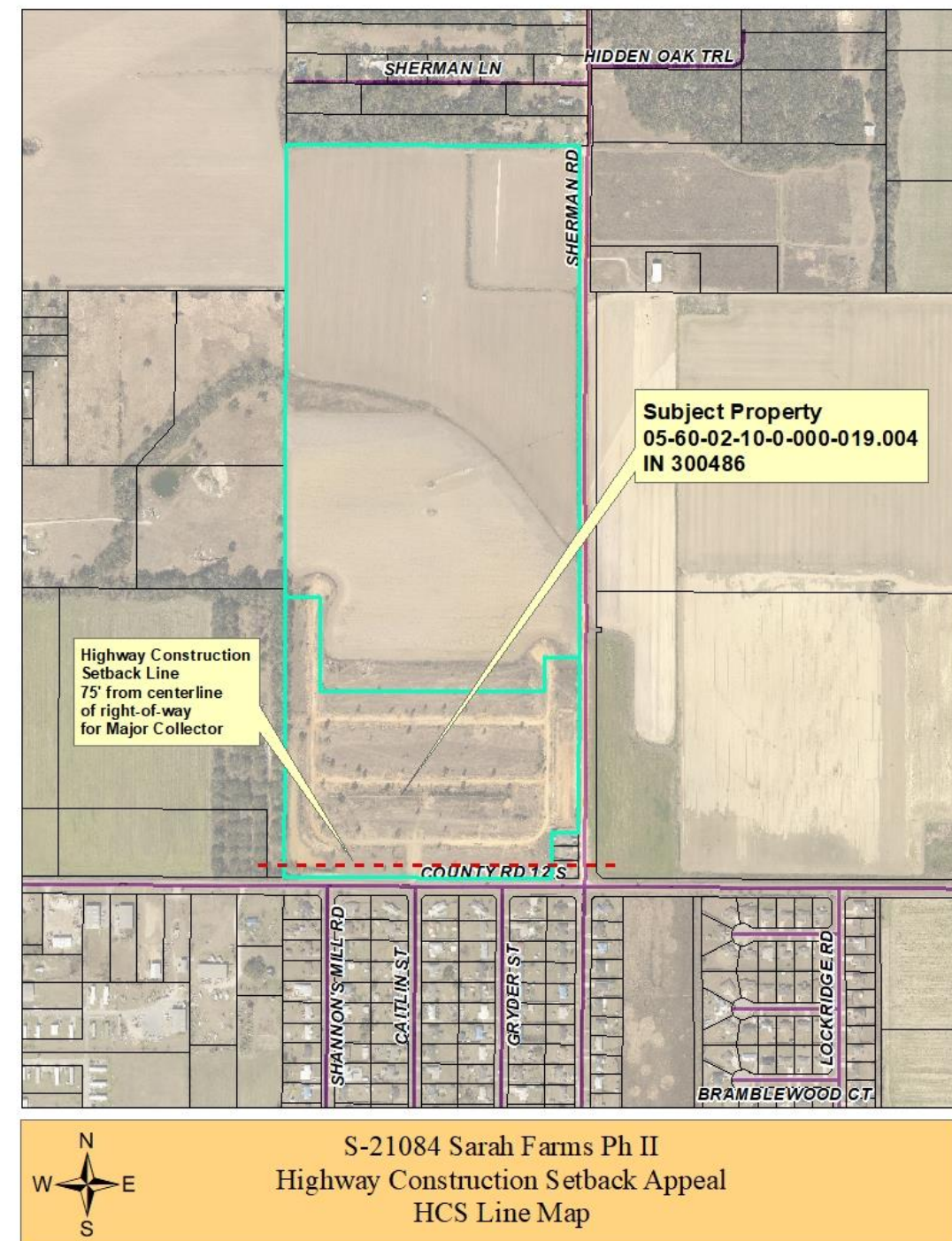
- County Road 12 has a highway classification as a major collector
- The HCS for a major collector is 75' as measured from the centerline of the right-of-way
- The existing SWMA extends approximately 17' into the HCS
- Per the HCS Policy, drainage retention or detention structures are prohibited within the required construction setback



S-21084 SARAH FARMS PH II

Staff Comments cont.

- Technical Review comments from Hwy asked that the pond be relocated to be outside of the HCS
- The applicant responded the relocation of the pond would result in the loss of one (1) lot
- The drainage report would also need to be updated to reflect the re-design for the relocated pond
- Applicant has submitted a setback appeal to allow the pond to remain in current location approximately 17' within the HCS



S-21084 SARAH FARMS PH II

Highway Construction Setback Enabling Legislation for Baldwin County, Alabama

The Code of Alabama 1975

Title 45 LOCAL LAWS

Chapter 2 BALDWIN COUNTY

Article 26 Zoning and Planning

Part 1 Construction Setbacks

[Section 45-2-260](#) Regulation of setbacks

Section 45-2-260 - Regulation of setbacks

“HIGHWAY CONSTRUCTION SETBACK ENABLING LEGISLATION”

(a) This section shall apply only to Baldwin County.

(b) The Baldwin County Commission, through the county planning and zoning commission, shall regulate the construction setback from the centerline of any state or county public road or highway located outside the corporate limits of a municipality in Baldwin County.

(c) The provisions of this section do not apply to poles, facilities, structures, water, gas, sewer, electric, telephone, bill boards, or utility lines or other facilities of public utilities.

(d) The construction setback from any state or county public road or highway shall vary according to the highway functional classifications submitted by the Baldwin County Commission and approved by the Federal Highway Administration for Baldwin County.

(e) The functional classifications and the construction setbacks required for each classification are established as follows:

- (1) Principal arterials require a 125 foot setback from the centerline of the right-of-way.
- (2) Minor arterials require a 100 foot setback from the centerline of the right-of-way.
- (3) Major collectors require a 75 foot setback from the centerline of the right-of-way.
- (4) Minor collectors require a 50 foot setback from the centerline of the right-of-way.

(f) No permanent structure shall be erected or constructed within the designated construction setback.

(g) Any landowner or other aggrieved party may appeal any decision made pursuant to this section by filing notice with the Baldwin County Planning and Zoning Commission within a reasonable time after such decision. On such appeal, the Baldwin County Planning and Zoning Commission shall have authority to grant such relief as it may deem appropriate to remedy a gross inequity or extreme economic hardship as may be occasioned by

Highway Construction Setback Enabling Legislation for Baldwin County, Alabama

strict enforcement of this section or any determination made pursuant to it. From the decision of the Baldwin County Planning and Zoning Commission, and within 30 days thereof, any party may appeal the decision to the Circuit Court of Baldwin County, Alabama, for trial, de novo.

(h) The county may institute an appropriate civil action to prevent an unlawful setback or to otherwise enforce this section.

(i) The provisions of this section are supplemental to any laws or any rules, regulations, or ordinances, state or local, relating to the right-of-way and the construction setback along or near any county or state public road or highway outside the corporate limits of a municipality in Baldwin County.

(Act 94-572, p. 1044, §§1-9.)

The following list of exempt, permitted and prohibited structures was adopted as policy by the Baldwin County Planning & Zoning Commission on September 1, 1999.

Structures exempt from provisions of the Act:

Billboards

Utility structures such as poles, utility lines, and other utility structures

Non permanent structures permitted within the required construction setback

Signs

Access drives or roads

Overflow parking in excess of required parking spaces

Landscaping

Fences

Portable accessory structures such as a yard shed

Sidewalks & bike paths

Permanent structures prohibited within the required construction setback:

Any permanent structure not specifically permitted above including:

Buildings

Houses

Decks or porches

Mobile homes

Swimming pools

Drainage detention or retention structures

Septic tanks

Gas pumps

Underground storage tanks

Required parking spaces

Google Imagery – View looking north from CR12



Google Imagery – View looking west from Sherman Road



View looking south towards CR12 from pond



View looking west towards pond



View looking north towards pond from CR12



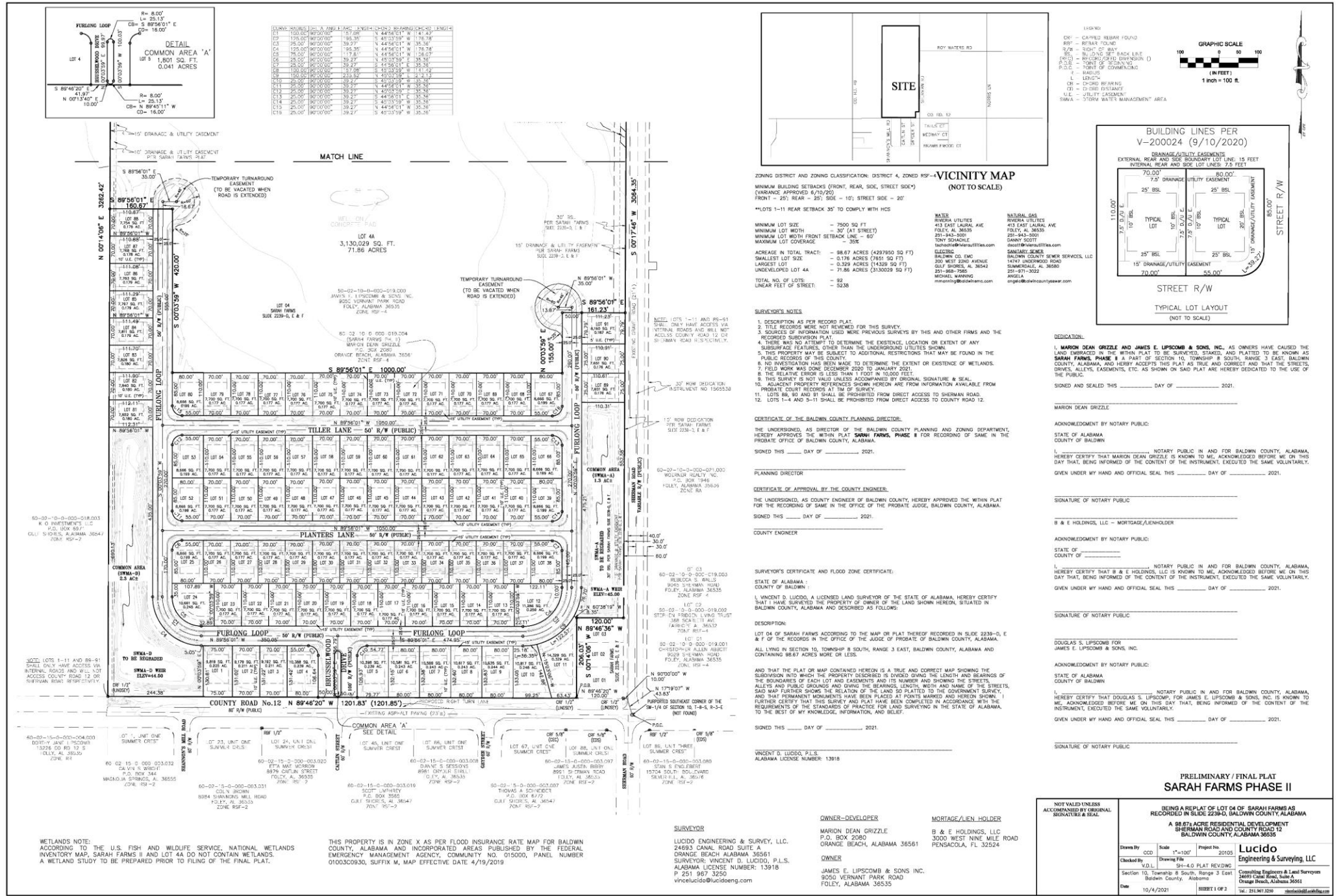
View looking west from Sherman Rd



S-21084 SARAH FARMS PH II

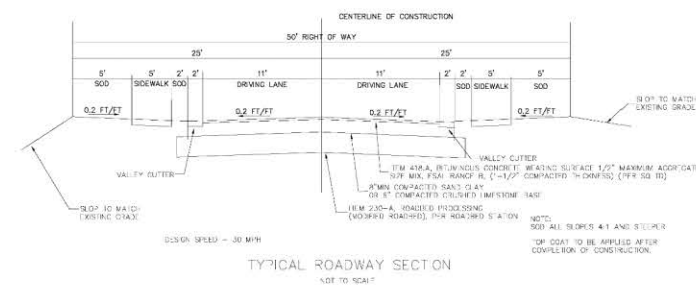
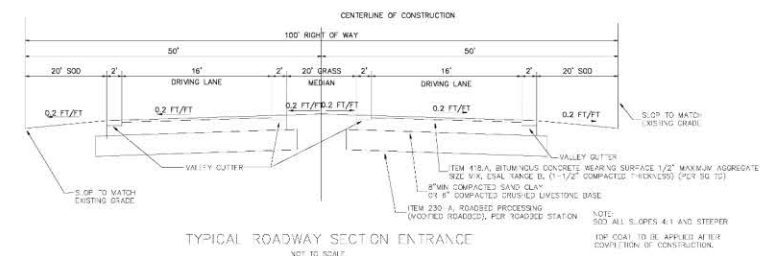
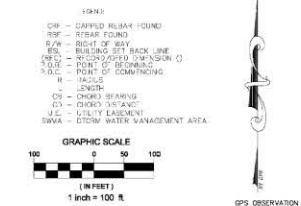
HIGHWAY SETBACK APPEAL REQUEST **STAFF RECOMMENDATION**

Staff recommends that the Highway Construction Setback Appeal for Case No. S-21084, Sarah Farms Phase II be **DENIED** due to on-compliance with the Highway Construction Setback Policy. Highway concurs with Staff recommendation as improvements to this roadway could be made in the future, such as widening, and having a detention facility located too close to the roadway will cause safety concerns and additional major drainage relocation work.





VICINITY MAP
(NOT TO SCALE)

PRELIMINARY / FINAL PLAT
SARAH FARMS PHASE II

BEING A REPLAT OF LOT 04 OF SARAH FARMS AS
RECORDED IN SLIDE 2239-D, BALDWIN COUNTY, ALABAMA
A 58.67± ACRE RESIDENTIAL DEVELOPMENT
SHERMAN ROAD AND COUNTY ROAD 12
BALDWIN COUNTY, ALABAMA 36535

105	Lucido
WG	Engineering & Surveying, LLC
Post	Consulting Engineers & Land Surveyors 24693 Canal Road, Suite A Orange Beach, Alabama 36561

OWNER-DEVELOPER
MARION DEAN GRIZZLE
P.O. BOX 2080
ORANGE BEACH, ALABAMA 36561

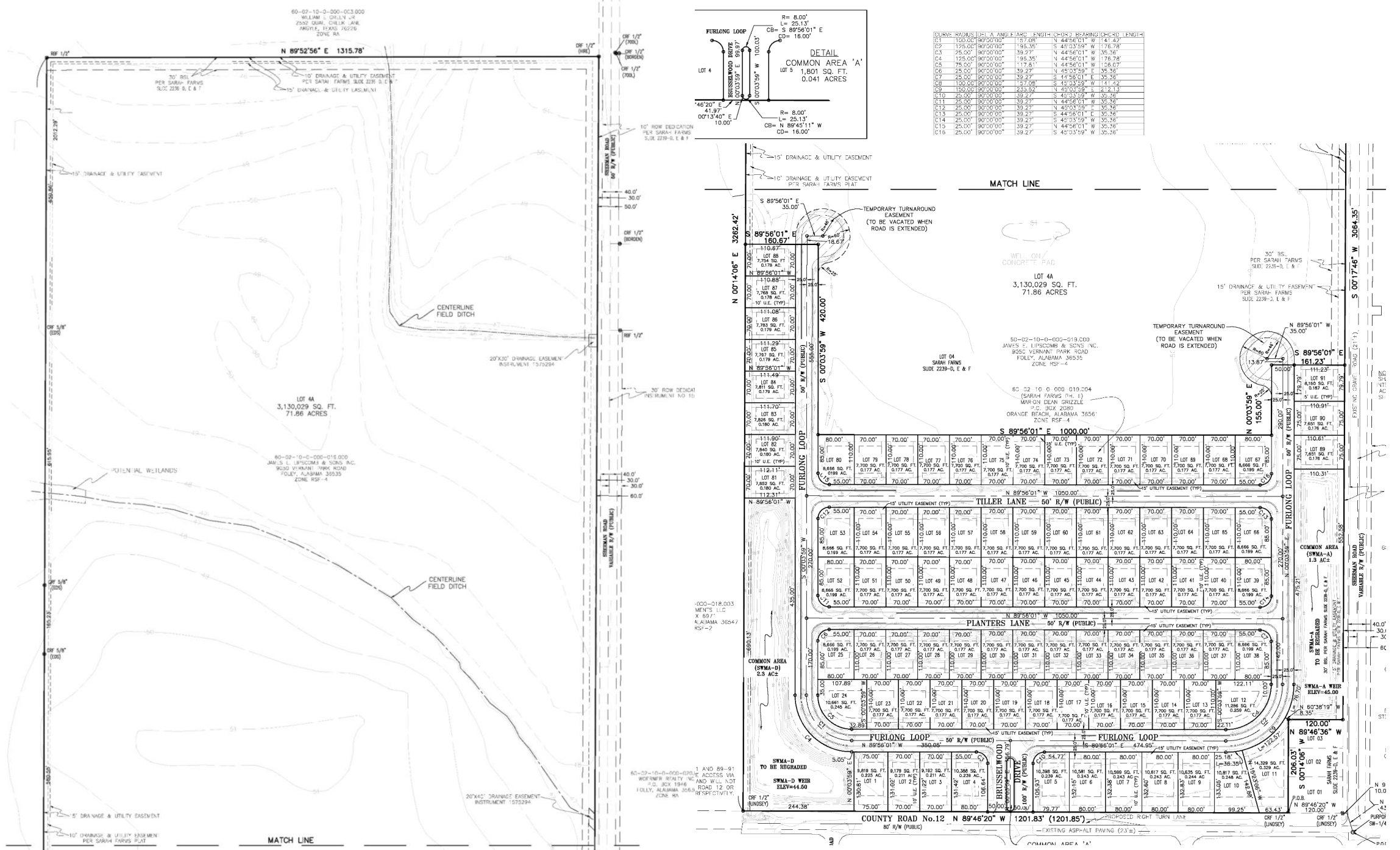
MORTGAGE/LIEN HOLDER
B & E HOLDINGS, LLC
3000 WEST NINE MILE ROAD
PENSACOLA, FL 32524

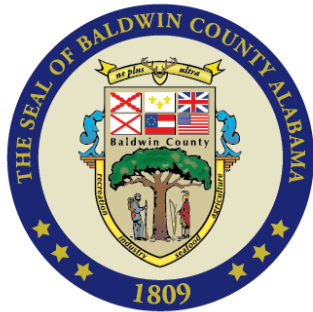
OWNER
JAMES E. LIPSCOMB & SONS INC.
9050 VERNANT PARK ROAD
FOLEY, ALABAMA 36535

NOT VALID UNLESS
ACCOMPANIED BY ORIGINAL
SIGNATURE & SEAL

Drawn By CCD	Scale 1"=100'	Project No. 20
Checked By V.O.L.	Drawing File SH-4.0 PLAT REV.D	
Section 10, Township 8 South, Range 3 E Baldwin County, Alabama		
Date 10/4/2021	SHEET 2 OF	

Lucido
Engineering & Surveying, LLC
Consulting Engineers & Land Surveyors
24693 Canal Road, Suite A
Orange Beach, Alabama 36561
Tel.: 251.967.3250 info@lucido.us





BALDWIN COUNTY,
ALABAMA

Planning and Zoning Department

**NEXT REGULAR MEETING:
DECEMBER 2, 2021**