



## Baldwin County Planning & Zoning Commission Agenda

Thursday, September 1, 2022  
4:00 p.m.

Baldwin County Central Annex  
Main Auditorium  
22251 Palmer Street  
Robertsdale, Alabama

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

1. **Call to order.**
2. **Invocation and prayer.**
3. **Pledge of Allegiance.**
4. **Roll call.**
5. **Approval of meeting minutes:**
  - August 4, 2022 Work Session Minutes
  - August 4, 2022 Meeting Minutes
6. **Announcements/Registration to address the Commission.**

7. **Consideration of Applications and Requests: Rezoning Cases**

a.) **Case, Z22-16, Martin Property**

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

Purpose: The applicant is requesting to rezone 1.31+/- acres from RSF-1 to RSF-2 to allow for possible subdivision of the property.

Location: The subject property is located east of Fox Run Lane, north of County Road 32, in Planning District 19.

8. **Rezoning Old Business:**

a.) **Case P-15001, Little Point Clear**

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

Purpose: Review of corrective action taken to bring the venue into compliance with the approved Conditional Use Application.

9. **Rezoning New Business:**

a.) **Case TA-22004, Text Amendments to the Baldwin County Zoning Ordinance**

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

Purpose: Amendments to the Baldwin County Zoning Ordinance to add Planning District 35 Zoning Maps and Local Provisions and add miscellaneous changes to the Full Ordinance.

**10. Consideration of Applications and Requests: Subdivision Cases**

**a.) Case, PUD22-11, KOA RV Park**

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

Purpose: The applicant is requesting PUD Site Plan Approval for a 44-unit RV Park.

Location: The subject property is located on the east side of Co Rd 99, South of the Lillian community, near Perdido Bay.

**b.) Case, SC22-20, Magnolia 12 Subdivision**

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 2- lot subdivision to be known as Magnolia 12 Subdivision.

Location: The subject property is located south of Magnolia Springs on the southwest corner of the intersection of Co. Rd 12 and Co Rd 49.

**c.) Case, SC22-29, BFLC Elam Creek East PH III Subdivision**

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 known as BFLC Elam Creek East PH III Subdivision.

Location: Subject property is located on the south side of Linholm Road approximately 0.25 miles west of County Road 87

**d.) Case, SC2-37, County Road 87 Subdivision**

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 3- lot subdivision to be known as County Road 87 Subdivision.

Location: Subject property is located on east side of County Road 87 approximately 0.50 miles south of County Road 38.

**e.) Case, SC22-38, Delaney Subdivision**

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 2- lot subdivision to be known as Delaney Subdivision.

Location: Subject property is located on the south side of County Road 24 (Underwood Road) and east of County Road 9.

**f.) Case, SC22-39, 95/98 Crossroads Subdivision**

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 2- lot subdivision to be known as 95/98 Crossroads Subdivision

Location: Subject parcel is on southeast corner at the intersection of County Rd. 95 and US Highway 98. It is east of Elberta.

**g.) Case, SPP22-13, South Bend Village**

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 125- lot subdivision to be known as South Bend Village

Location: Subject property is located on the east side of State Highway 181, half a mile south of County Rd. 24, near the intersection of Sherwood Highland Rd.

**h.) Case, SV22-12, Sugar Sands RV Park-Subdivision 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 the Baldwin County Subdivision Regulations requirement for wetland

setbacks and wetland buffers as related to Sugar Sands RV Park.

Location: Subject property is located on the west side of Roscoe Road immediately south of Burkowski Lane, approximately ¼ mile west of the Foley Beach Express.

**i.) Case, SV22-13, Deep South Boat Storage & RV Park**

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

Purpose: The applicant is requesting a variance from the Baldwin County Subdivision Regulations for building setbacks in boat storage & RV Park.

Location: The subject property is on the south side of County Road 12 South approximately 0.40 miles west of State Highway 59 in Foley.

**11. Subdivision Old Business:**

**a.) Case, S-20051, Sandy Toes RV Park, Extension Request**

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

Purpose: The applicant is requesting an extension for the final site plan approval.

Location: The subject property is located on the north side of County Road 32 approximately 0.50 miles west of the Baldwin Beach Express in the Summerdale area.

**b.) Case, SV22-13, Deep South Boat Storage & RV Park-Extension Request**

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

Purpose: The applicant is requesting a final extension of the final site plan approval.

Location: The subject property is on the south side of County Road 12 South approximately 0.40 miles west of State Highway 59 in Foley.

**12. Consideration of Applications and Requests: Commission Site Plan Approval**

**a.) Case, CSP22-16, Church of His Presence**

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

Purpose: The applicant is requesting commission site plan approval for a 77,320 sq ft heated and cooled auditorium and classroom space.

Location: Subject property is located on the east side of State Highway 181.

**b.) Case, CSP22-17, Burke’s Meat Market**

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

Purpose: The applicant is requesting commission site plan approval for a 3,342 sq ft building for a meat market.

Location: Subject property is located at the intersection of CR 62 N and Price Grubbs Road in Elsanor

**c.) Case, CSP22-18, Perdue Property**

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

Purpose: The applicant is requesting commission site plan approval for construction of a storage facility.

Location: Located on the south side of Milton Jones Road, west of State Highway 181 in the Daphne area

**13. Commission Site Plan Approval Old Business:**

**a.) Case CSP22-2, Circle K Convenience Store**

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

Purpose: Amendments/Revisions to July 7, 2022 Staff Recommendations.

**14. Public Comments:**

**15. Reports and Announcements:**

Staff Reports:

Legal Counsel Report:

Next Regular Meeting: **October 6, 2022**

**16. Adjournment.**

# 7.a) Z22-16 MARTIN PROPERTY

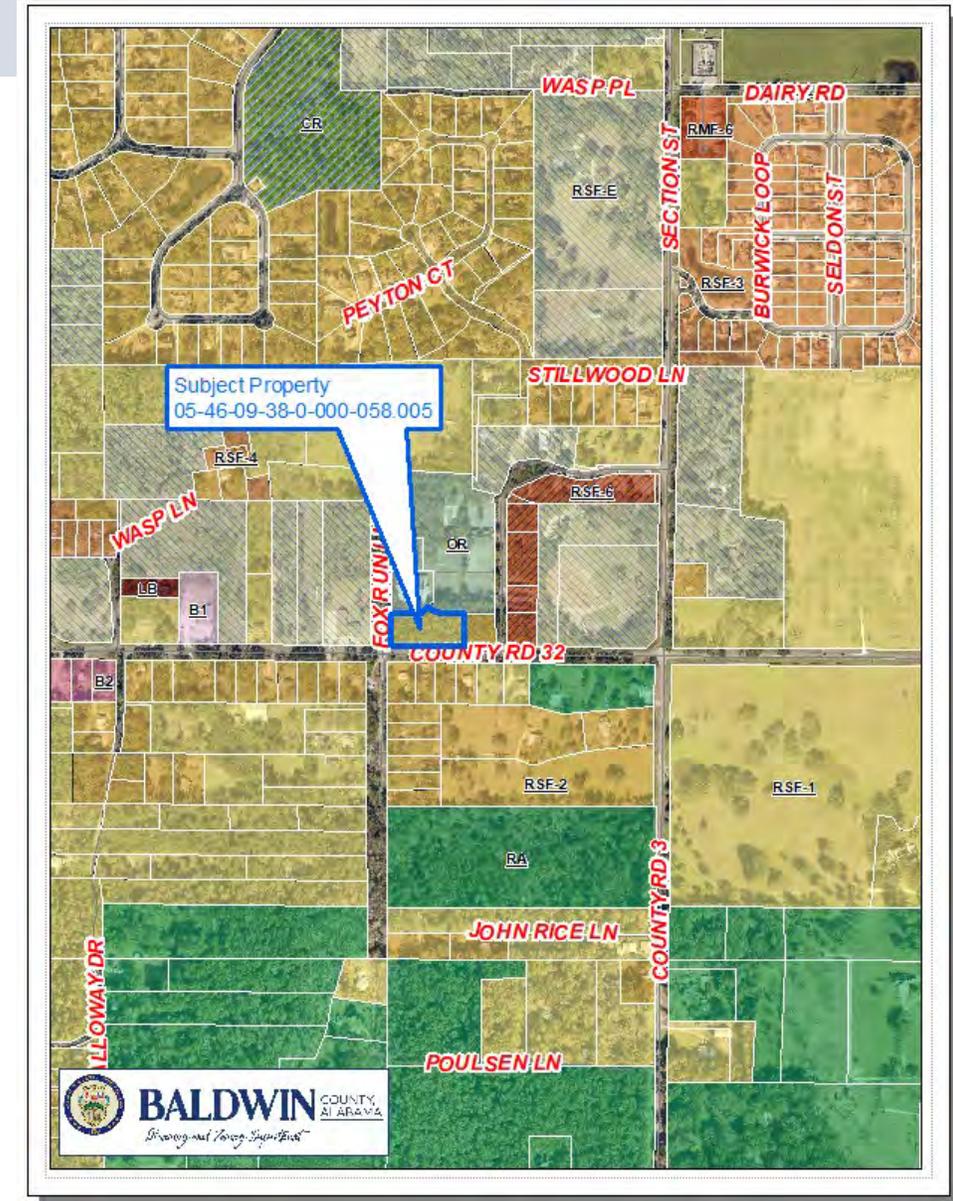
Lead Staff: Celena Boykin, Senior Planner

Request before Planning Commission:

**Rezone 1.31+/- acres From RSF-1 to RSF-2**

To view maps/plats in higher resolution please visit the "Upcoming Items" Planning and Zoning webpage:

<https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>



**Planning District:** 19

**Zoned:** RSF-1, Single Family District

**Location:** Subject property is located east of Fox Run Ln and north of County Road 32.

**Current Use:** Vacant

**Acreage:** 1.31 +/- acres

**Physical Address:** NA

**Applicant:** Hunter Smith, Smith Clark LLC

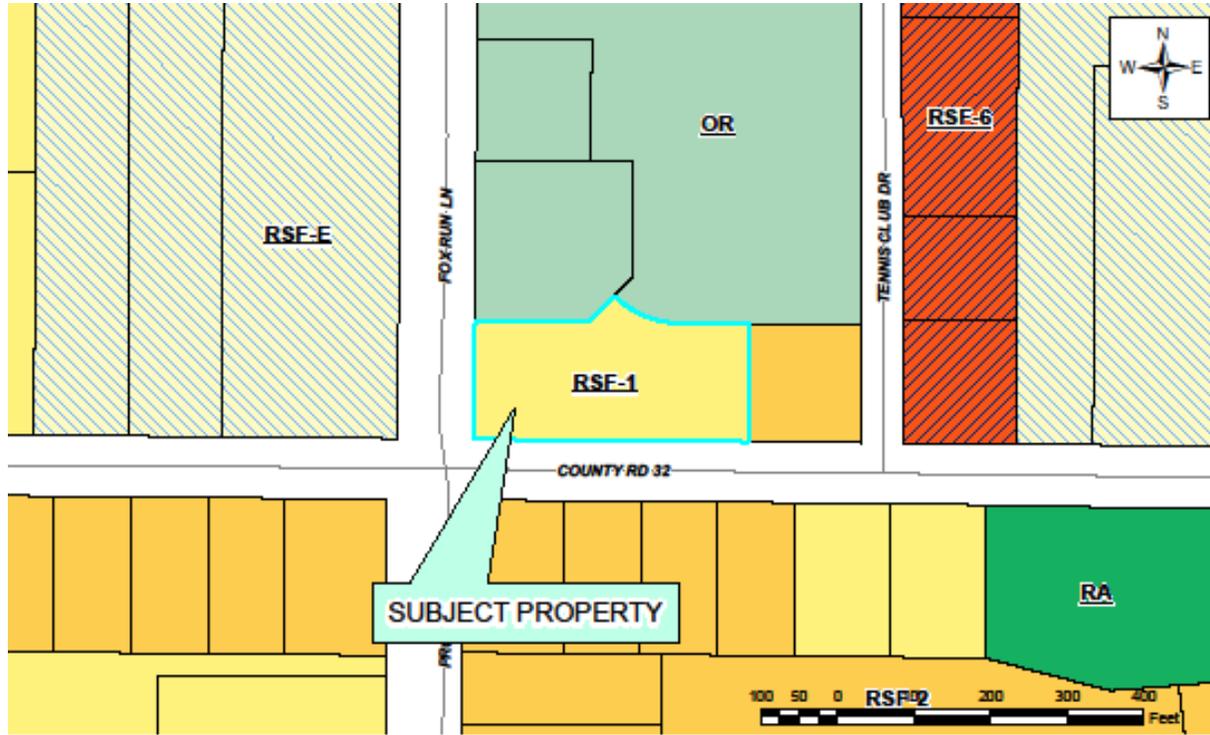
**Owner:** Stella Martin

**Proposed Zoning:** RSF-2, Single Family district

**Applicant's Request:** To subdivide property

**Online Case File Number:** The official case number for this application is Z22-16, however, when searching online CitizenServe database, please use Z22-000016.

# Locator Map



# Site Map



	Adjacent Zoning	Adjacent Land Use
OR	OR, Outdoor Recreation	Recreation
South	CO Rd 32 & RSF-2, Residential Single Family	Residential
East	RSF-2, Residential Single Family	Vacant
West	Fox Run Ln & RSF-E, Residential Estate Single Family	Institutional

# Property Images



# Current Zoning Requirements

## Section 4.2 RSF-1, Single Family District

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

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

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

- (f) The following institutional use: church or similar religious facility.

4.2.3 *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*).

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

4.2.5 *Area and dimensional ordinances.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, *Section 12.4: Height Modifications*, *Section 12.5: Yard Requirements*, *Section 12.6: Coastal Areas*, *Section 12.8: Highway Construction Setbacks*, *Section 18.4 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	30,000 Square Feet
Minimum Lot Width at Building Line	100-Feet
Minimum Lot Width at Street Line	50-Feet
Maximum Ground Coverage Ratio	.35

# Proposed Zoning Requirements

## Section 4.3 RSF-2, Single Family District

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

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

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

4.3.3 *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*).

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

4.3.5 *Area and dimensional ordinances.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, *Section 12.4: Height Modifications*, *Section 12.5: Yard Requirements*, *Section 12.6: Coastal Areas*, *Section 12.8: Highway Construction Setbacks*, *Section 18.4 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	15,000 Square Feet
Minimum Lot Width at Building Line	80-Feet
Minimum Lot Width at Street Line	40-Feet
Maximum Ground Coverage Ratio	.35

# 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 RSF-1 , Single Family District, and is undeveloped. The adjacent properties are zoned RSF-2, Single Family District, OR, Outdoor Recreation, and RSF-E, Estate Single Family. The adjacent uses are residential, vacant and institutional. Staff feels that the requested change is compatible with the surrounding area.

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

There has been no changes since the original zoning map was established. Planning District 19 zoning map was recently adopted in June of last year.

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

A future land use designation of Residential is provided for the subject property. This category is provided for residential dwelling units including single family dwellings, two family (duplex) dwellings, multiple family dwellings, manufactured homes, manufactured housing parks and Planned Residential Developments. Institutional uses, recreational uses and limited neighborhood commercial uses may be included subject to the provisions of the Zoning Ordinance. To the greatest extent possible, residential areas should be accessible to major thoroughfares connecting with work areas, shopping areas and recreational areas. Zoning designations may include RR, RA, CR, RSF-E, RSF-1, RSF-2, RSF-3, RSF-4, RSF-6, RTF-4, RTF-6, RMF-6, HDR, RMH and PRD. Approval of the requested rezoning will not require a change to the 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?**

The functional classification of Fox Run Ln is local. Per the Federal Highway Administration, the functional classification of County Road 32 is a Minor Arterial. Minor Arterials provide service for trips of moderate length, serve geographic areas that are smaller than their higher Arterial counterparts and offer connectivity to the higher Arterial system. The proposed residential use should not adversely affect traffic patterns.

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

The majority of the surrounding land uses are residential. The Point Clear Tennis Club is to the north and east of the subject property. As stated above in Standard 1; Staff feels that the requested change is compatible with the area.

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

The property adjacent to the east and the properties to the south of Co Rd 32 are zoned RSF-2 which is the requested designation for the subject property. Staff feels the proposed amendment is a logical expansion of the adjacent zoning because of the current RSF-2 in the area.

# 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.

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

# Agency Comments

**ALDOT, Michael Smith:** No Comments

**ADEM, Scott Brown:** No Comments

**Baldwin County Highway Department – Tyler Mitchell:**

If approved and a subdivision is pursued, the subdivision process will need to be followed. In conjunction with the subdivision process, the Highway Department will review traffic and drainage for the proposed development as well as connection to existing roads. It appears that this lot was originally intended to connect to Tennis Club Drive via an internal roadway planned for the Point Clear Tennis Club A Condominium development.

**Baldwin County Subdivision– Shawn Mitchell:** The subject property is considered for rezoning from RSF-1 to RSF-2. For any future subdivision, the proposed development would need to meet subdivision regulations and be in compliance with the zoning ordinance in place at the time of preliminary plat submittal

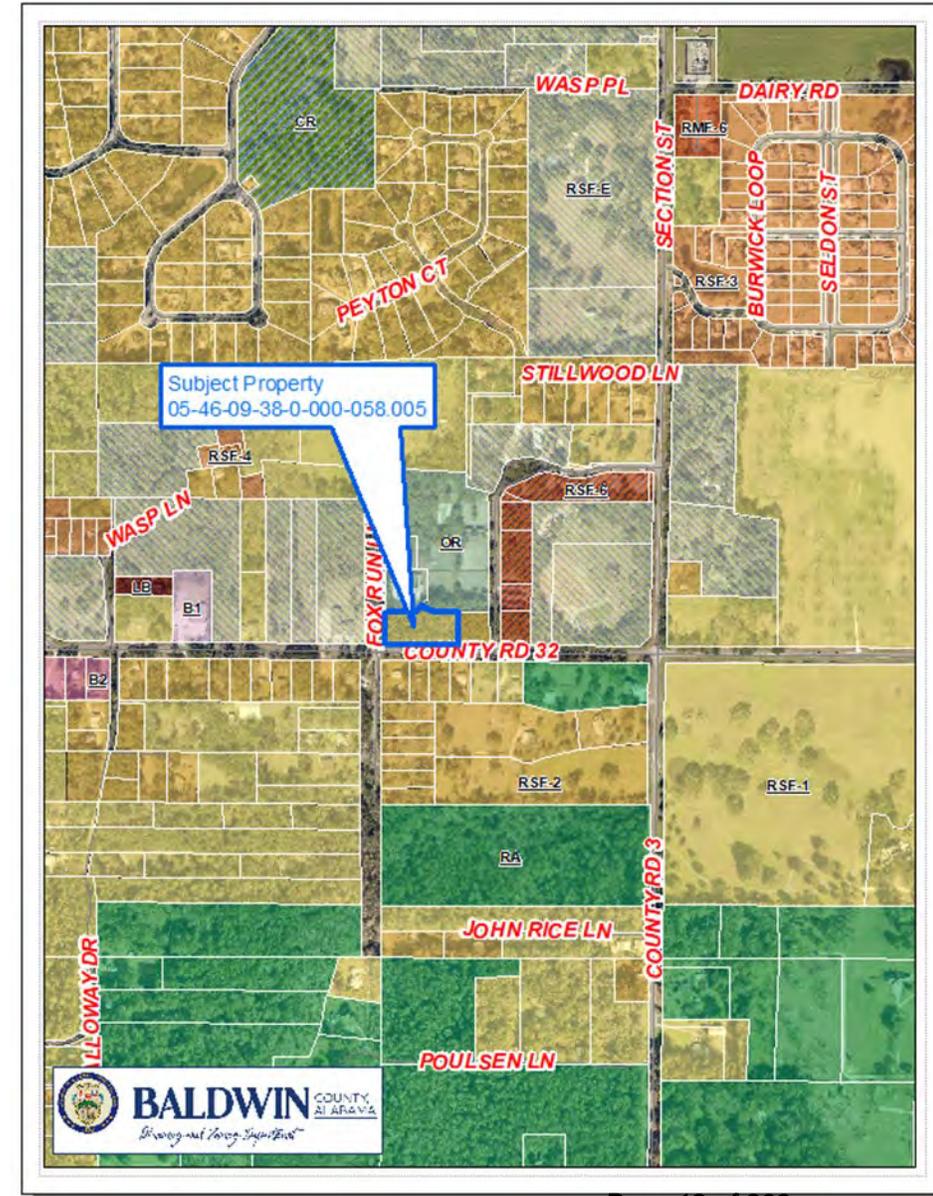
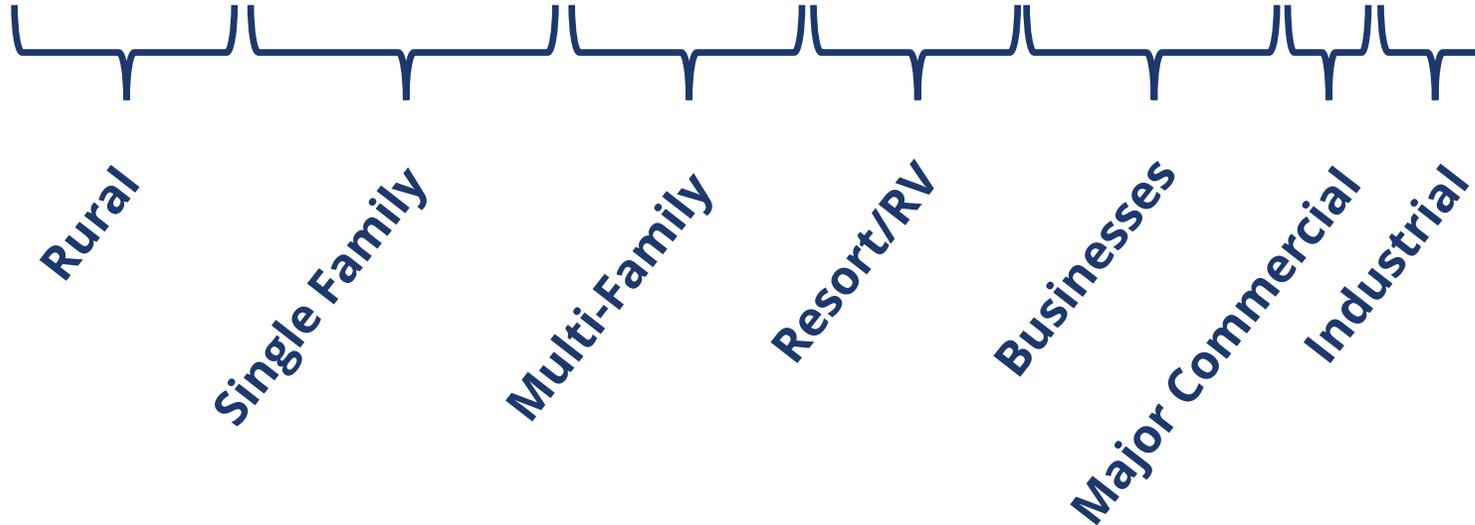
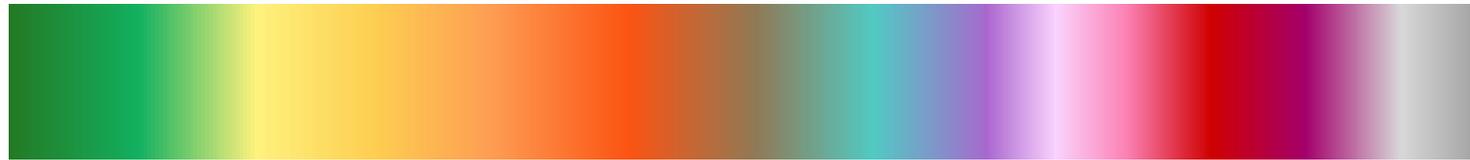
# Z22- 16 MARTIN PROPERTY

Lead Staff: Celena Boykin,  
Senior Planner

Current Zoning:  
Single Family  
(RSF-1)



Requested Zoning:  
Single Family (RSF-2)

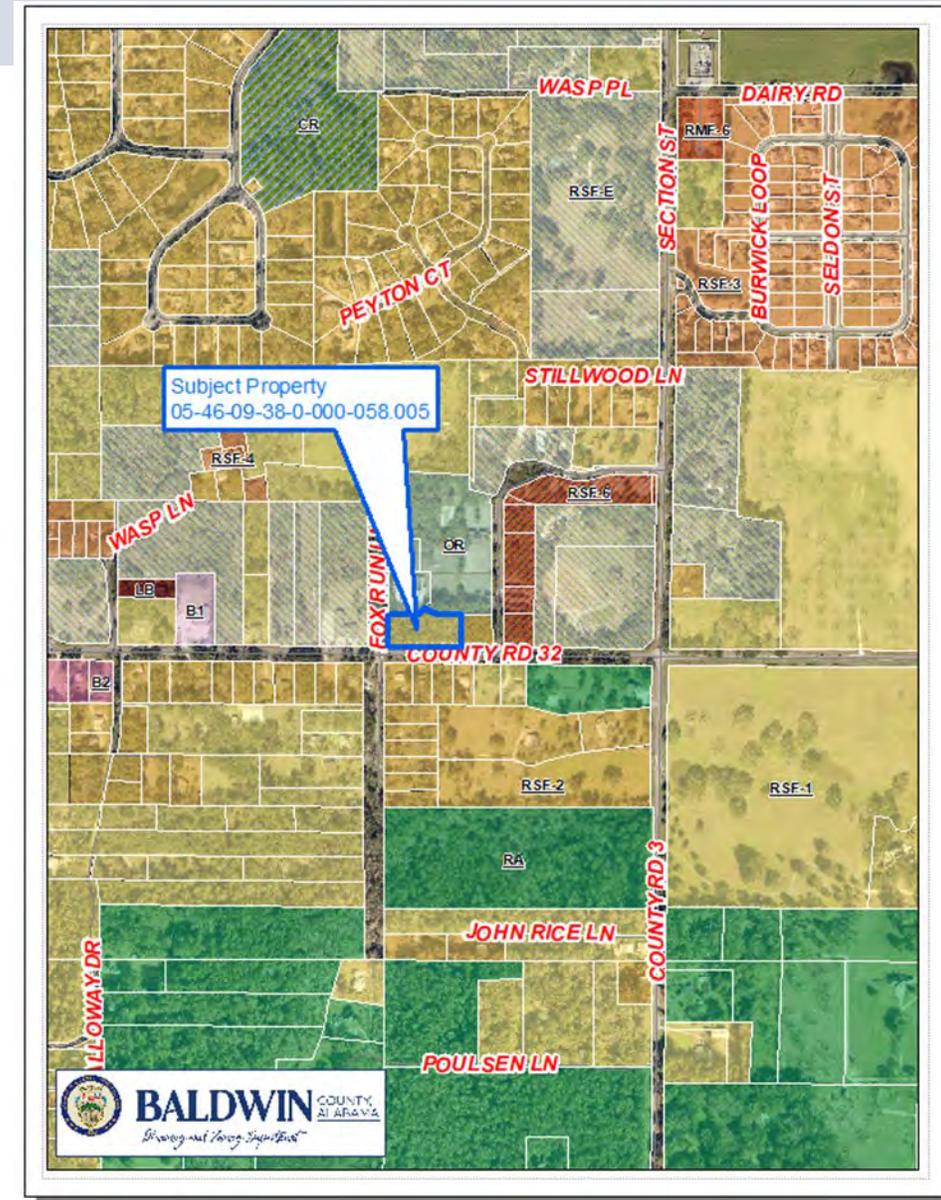


# Z22- 16 MARTIN PROPERTY

Lead Staff: Celena Boykin, Senior Planner

## Staff's Summary and Comments:

As stated previously, the subject property is currently zoned RSF-1, Single Family District, and is currently vacant. The property adjoins Fox Run Ln and County Road 32. The adjoining properties are residential, vacant, and institutional. The requested zoning designation is RSF-2, Single Family District. According to the submitted information, the purpose of this request is to subdivide the property. If the property is rezoned, the applicant will have to get subdivision approval also.



## 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.*

## Factor Summary:

- Factors do not necessarily carry equal weight.
- Staff review is based on information provided by the applicant and other readily available information.



Compatible with development pattern?



Change of conditions since originally zoned?



Proposal conform to Master Plan?



Conflicts with public improvements?



Adverse affect to traffic?



Consistent with development pattern?



Logical expansion of adjacent zoning?



Timing appropriate given development trends?



Environmental or Historic impact?



Adverse impact on health, safety, & wellness?



Other appropriate matters?

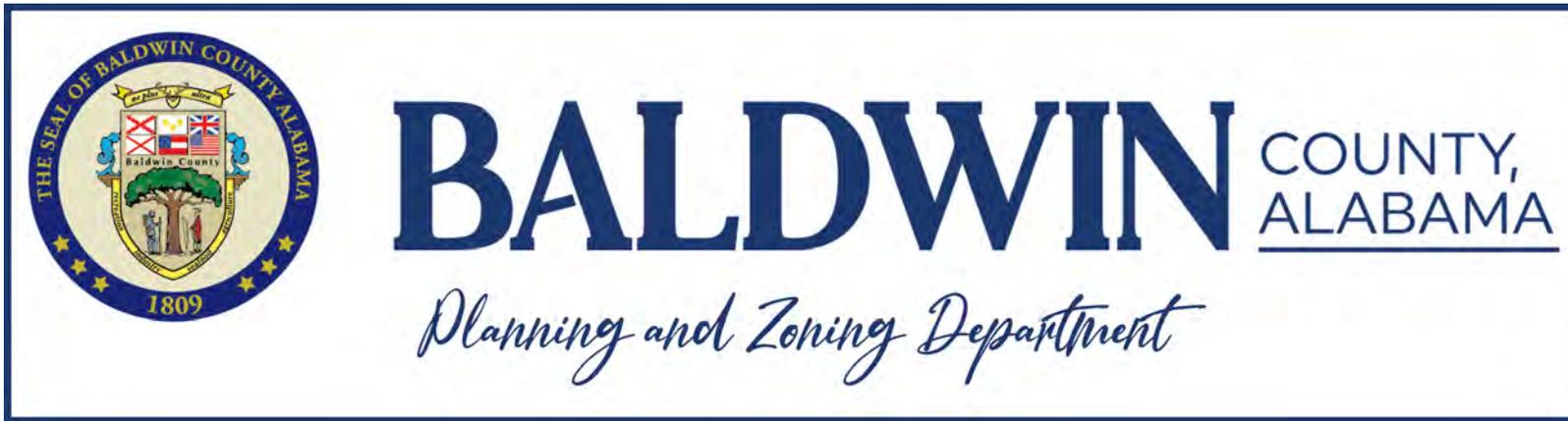
## Public Hearing:

Only credible information impacting one of the factors above will be considered by the Planning Commission.

THIS SLIDE LEFT

BLANK

INTENTIONALLY



## 9.a) TA-22004 Staff Report

Amendments to the Baldwin County Zoning Ordinance to Add **Planning District 35** Zoning Maps and Local Provisions and

Add Miscellaneous Changes to the Full Ordinance.

Planning and Zoning Commission Public Hearing

September 1, 2022

This staff report is not necessarily a comprehensive listing of all proposed changes. All files related to the proposed amendment are available for viewing online:



<https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>

# “Rule Books” Administered by the Planning & Zoning Department

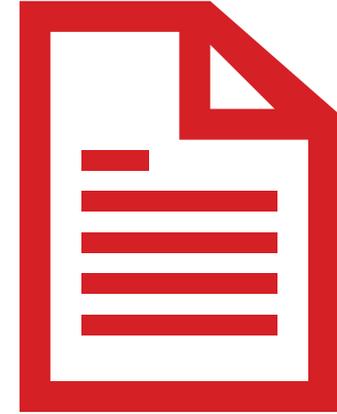


*Today's Proposed  
Amendment*

Zoning Ordinance



Subdivision Regulations



Unzoned Land  
Disturbance Ordinance



Highway Construction  
Setback



Architectural Review  
Board Standards



Billboard Ordinance

# Overview

1. District 35 Process Timeline
2. District 35 Local Provisions & Maps
  - Recommendation by Advisory Committee
  - Recommendation by Staff
3. Additional District 35 Zoning Requests
4. Misc. Full Zoning Ordinance Amendments
5. Staff Recommendation



# PROCESS TIMELINE

- Citizen Driven Process
- Referendum Process Governed by Alabama Code 45-2-261.07
- Advisory Committee Process Governed by Alabama Code 45-2-261.08



**BALDWIN COUNTY PLANNING & ZONING**  
Steps to Coming Under the Planning and Zoning Jurisdiction of Baldwin County

1. Citizen(s) sends a letter to the Baldwin County Commission expressing their desire to form a new zoning district and provides the proposed boundaries of the new district.
2. Planning and Zoning staff will review the proposal against the statutory requirements.
3. The Probate Judge will prepare a preliminary estimate of the number of registered voters in the proposed district.
4. Planning and Zoning staff will bring the citizen request to the County Commission for consideration at a regularly scheduled Commission meeting and the County Commission will consider the Citizen request and proposed boundary.
5. If accepted, Planning and Zoning staff will notify the Citizen(s) and provide petition forms for the collection of signatures.
6. The Citizen(s) will have 120 days to collect signatures from 10 percent of the registered voters in the newly proposed district.
7. The Probate Judge will have 45 days to certify or reject the accuracy of the petition.
  - If the number of signatures is not sufficient, the parties shall have another 60 days to complete the petition and have it certified.
  - If the petition is not certified, a petition for the proposed district may not be refiled for two years after the final denial of certification.
8. If the petition signatures are sufficient, the County Commission will instruct the Probate Judge to schedule an election within the district no later than 90 days after the signatures are approved.
9. Notice of the election will be published in the newspaper four times during the 30 days prior to the scheduled election.
10. Planning and Zoning staff will also mail a notice to all registered voters within the district. The notice will state the date of the election and the polling place(s). The judge of probate shall conduct the election.
11. If a simple majority of voters vote in the affirmative, then the district will become subject to the zoning and planning jurisdiction of the Baldwin County Commission.
12. The County Commission will appoint an advisory committee consisting of five registered voters from the district. The membership must reflect the diversity of the land use within the district as nearly as practical. Planning and Zoning staff will meet with the Advisory Committee to prepare a zoning map and draft text amendments to the ordinance for the new district.
13. The Advisory Committee will make a recommendation to the Planning Commission, which will make a recommendation to the County Commission. The County Commission will make the final approval decision.

 **BALDWIN COUNTY ALABAMA**

Questions? Send an Email to: [planning@baldwincountyal.gov](mailto:planning@baldwincountyal.gov)

**Alabama Code Section 45-2-261.07**

**Procedure for exercising jurisdiction in each district.**

The Baldwin County Commission shall not exercise its planning and zoning powers and jurisdiction in any district established hereunder until the majority of the qualified electors of the district voting in an election shall have voted their desire to come within the planning and zoning authority of the Baldwin County Commission. The election shall be held if 10 percent of the qualified electors in any district submit a written petition to the county commission expressing a desire to be subject to the planning and zoning jurisdiction of the Baldwin County Commission under authority of this subpart. For the purposes of the establishment of districts after June 1, 2010, a district shall correspond to a voting precinct or precincts in the county unless the county governing body determines that the use of voting precinct boundaries is not feasible. A party or parties seeking to file a petition shall notify the county governing body in writing that the parties will petition for the formation of a district and the proposed boundaries of the district. The judge of probate within 15 days shall give a preliminary estimate of the number of signatures needed to call the election. The county governing body shall notify the principal party in writing within 30 days of written notification by petitioners of intent to request a referendum, by United States mail, return receipt requested, that the proposed district is acceptable for planning, zoning, and voting purposes and shall furnish forms to the petitioner for use in seeking the number of signatures required to call an election. The parties shall have 120 days thereafter to obtain the necessary signatures and file the petition. The County Commission and the Judge of Probate of Baldwin County shall certify or

reject the accuracy of the petition no later than 45 days after receiving the petition. If the number of signatures is not sufficient, the parties shall have another 60 days to complete the petition and have it certified. (7a)

If the petition is not certified, a petition for the proposed district may not be refiled for two year after the final denial of certification. Upon certification, the county commission shall then instruct the Judge of Probate of Baldwin County to provide for an election within that district no later than 90 days after the certification. Notice of the election shall be published four times during the 30-day period immediately preceding the date of the election in a newspaper of general circulation in Baldwin County. In addition, the county commission shall notify by U.S. mail each elector in a district of the election and the process to obtain additional information. The notification shall state the date of the election and the polling place or places for voting. The judge of probate shall conduct the election. All costs for the notification and election shall be paid from the General Fund of Baldwin County. If a majority of the qualified electors in a district vote in the negative in the election, then the district shall not be subject to the zoning and planning jurisdiction of the Baldwin County Commission, and the qualified electors of the district shall not be eligible to petition for another election until two years from the date of the last election. If a majority of the qualified electors in a district vote in the affirmative, then the district shall be subject to the zoning and planning jurisdiction of the Baldwin County Commission. (7b)

(8)

(9)

(10)

(11)

(Act 91-719, p. 1389, §8; Act 98-665, p. 1455, §1; Act 2006-609, p. 1672, §1; Act 2010-719, p. 1782, §1.)

**Alabama Code Section 45-2-261.08**

**Appointment of advisory committees.**

In each district wherein the qualified electors vote to become subject to the planning and zoning authority of the Baldwin County Commission as provided in Section 45-2-261.07, the Baldwin County Commission shall appoint an advisory committee from that district to work with and assist the planning commission in formulating and developing regulations, ordinances, and zoning measures for the district. Each advisory committee shall consist of five members who shall be qualified electors of the district and who shall reflect as nearly as practical the diversity of land use in a district. The members of each district advisory committee shall elect a chair. Upon the adoption of zoning ordinances and regulations for the district by the Baldwin County Commission pursuant to the terms of this subpart, the services of the district advisory committee shall terminate and the committee shall be abolished. In any district which is contiguous to one or more municipalities, a member of the municipal planning commission of each contiguous municipality shall serve in an ex officio capacity on the advisory committee.

(Act 91-719, p. 1389, §9; Act 98-665, p. 1455, §1; Act 2006-609, p. 1672, §1.)

(12)

(13)

# 1. PROCESS UPDATE

## TIMELINE



# Overview

1. District 35 Process Timeline
2. District 35 Local Provisions & Maps
  - Recommendation by Advisory Committee



# LOCAL PROVISIONS – DISTRICT 35 RECOMMENDATIONS

## Planning District 35 Advisory Committee Philosophy:

It is the intent of the District 35 Advisory Committee to encourage residential zoning for the vast majority of District 35, and furthermore, to encourage zoning in the areas of RSF-E, Residential Single Family Estate District, and RSF-1, Single Family District, when possible, in order to protect the values of homes and properties already established throughout the district. While we understand the need for affordable housing and commercial growth when properly zoned, we believe that protecting property values should be higher priority in making future zoning decisions. Industrial uses shall not discharge into any river or natural surface body of water including wetlands.



# LOCAL PROVISIONS – DISTRICT 35 RECOMMENDATIONS

## Summary of Proposed Amendments:

(a) The following zoning districts shall not be available in Planning District 35, and all references in the zoning ordinance to such districts, except as to lots or parcels included in such districts as of ??/??/????:

1. RSF-3, Single Family District
2. RSF-4, Single Family District
3. RTF-4, Two Family District
4. RSF-6, Single Family District
5. RTF-6, Two Family District
6. RMF-6, Multiple Family District
7. RMH, Residential Manufactured Housing Park District
8. HDR, High Density Residential District
9. B-4, Major Commercial District
10. RV-1, Recreational Park District
11. RV-2, Recreational Park District
12. TR, Tourist Resort District
13. M-1, Light Industrial District
14. M-2, General Industrial District

## How is this Different from the Full Ordinance?

Unless modified by local provision, the following districts are recognized by the full ordinance. Highlighted districts are those proposed to be unavailable in District 35.

- RR Rural District
- RA Rural Agricultural District
- CR Conservation Resource District
- RSF-E Res. Single Family Estate District
- RSF-1 Single Family District
- RSF-2 Single Family District
- RSF-3 Single Family District
- RSF-4 Single Family District
- RTF-4 Two Family District
- RSF-6 Single Family District
- RTF-6 Two Family District
- RMF-6 Multiple Family District
- HDR High Density Residential District
- RMH Res. Manf. Housing Park District

- B-1 Professional Business District
- B-2 Local Business District
- B-3 General Business District
- B-4 Major Commercial District
- RV-1 Recreational Vehicle Park District
- RV-2 Recreational Vehicle Park District
- LB Limited Business District
- MR Marine Recreation District
- OR Outdoor Recreation District
- TR Tourist Resort District
- M-1 Light Industrial District
- M-2 General Industrial District
- PRD Planned Res. Development District
- PID Planned Ind. Development District



# LOCAL PROVISIONS – DISTRICT 35 RECOMMENDATIONS

## Summary of Proposed Amendments:

Encourages the clustering of commercial developments at major activity nodes by limiting where those rezonings can be requested within the district.

1. *Commercial Rezoning.* B-1, B-2, and B-3 rezoning applications may only be submitted for parcels within the distances specified below for the various road intersections. A parcel's location within the prescribed radius does not guarantee approval of the requested zoning. Each application shall be reviewed against the factors prescribed in *Section 19.6 Factors for Reviewing Proposed Amendments*, in the same manner as any other rezoning application.

Intersection:	B-1 Permitted Within:	B-2 Permitted Within:	B-3 Permitted Within:
SR 59 from County Rd 12 to County Rd 10	0.2 miles west	0.2 miles west	0.2 miles west
County Rd 65 & County Rd 12	0.3 miles south 0.5 miles east	0.3 miles south 0.5 miles east	Not Permitted
County Rd 65 & County Rd 16	200' north 334' east	200' north 334' east	200' north 334' east
County Rd 65 & County Rd 10	420' north 300' east	420' north 300' east	Not Permitted

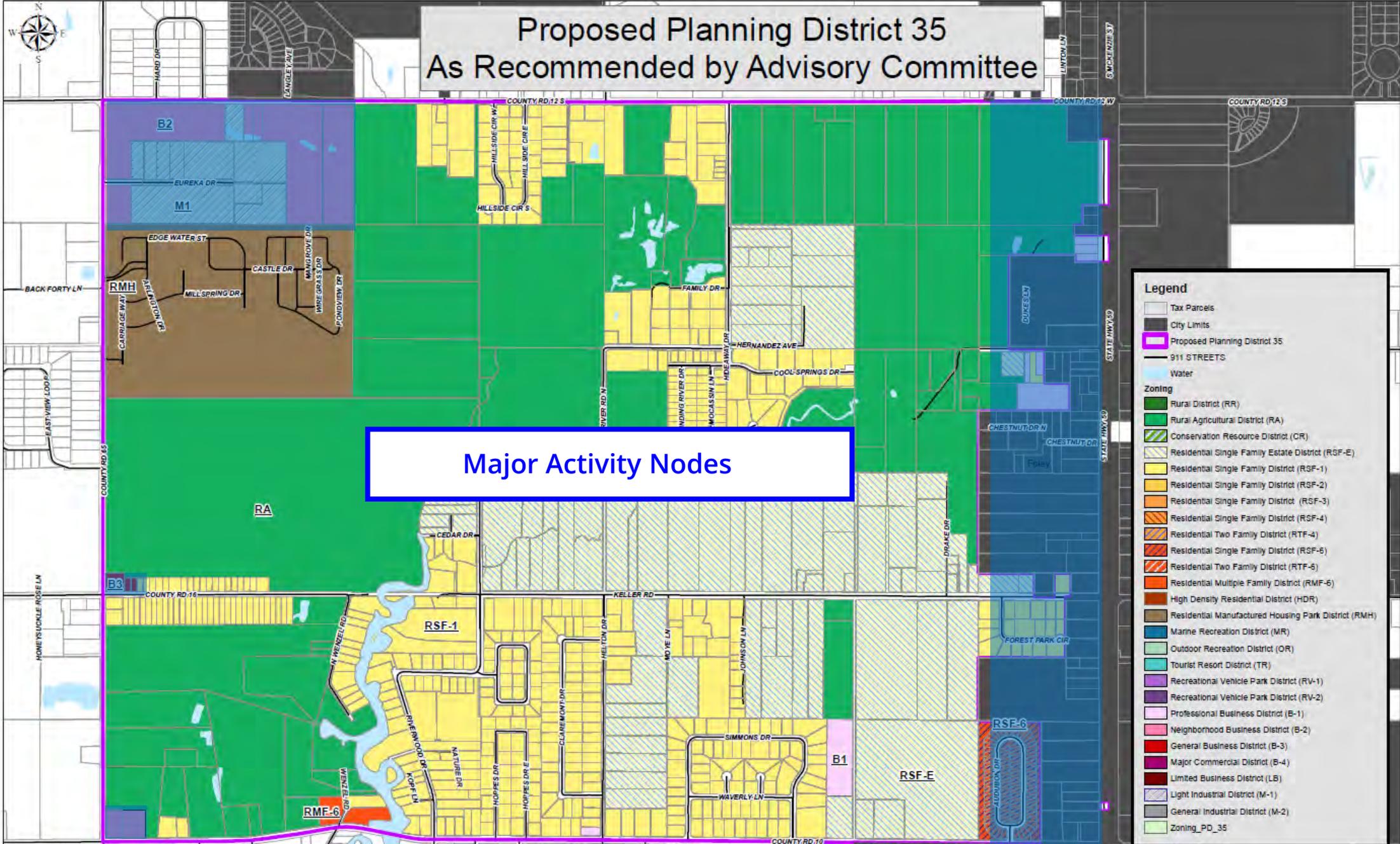
## How is this Different from the Full Ordinance?

In the full ordinance, and unless modified by local provisions, certain rezonings can be requested anywhere in the district and the request will be reviewed exclusively against the factors in 19.6.

Upon review, staff believes that the approach proposed is appropriate for the rural and suburban areas that make up District 35.

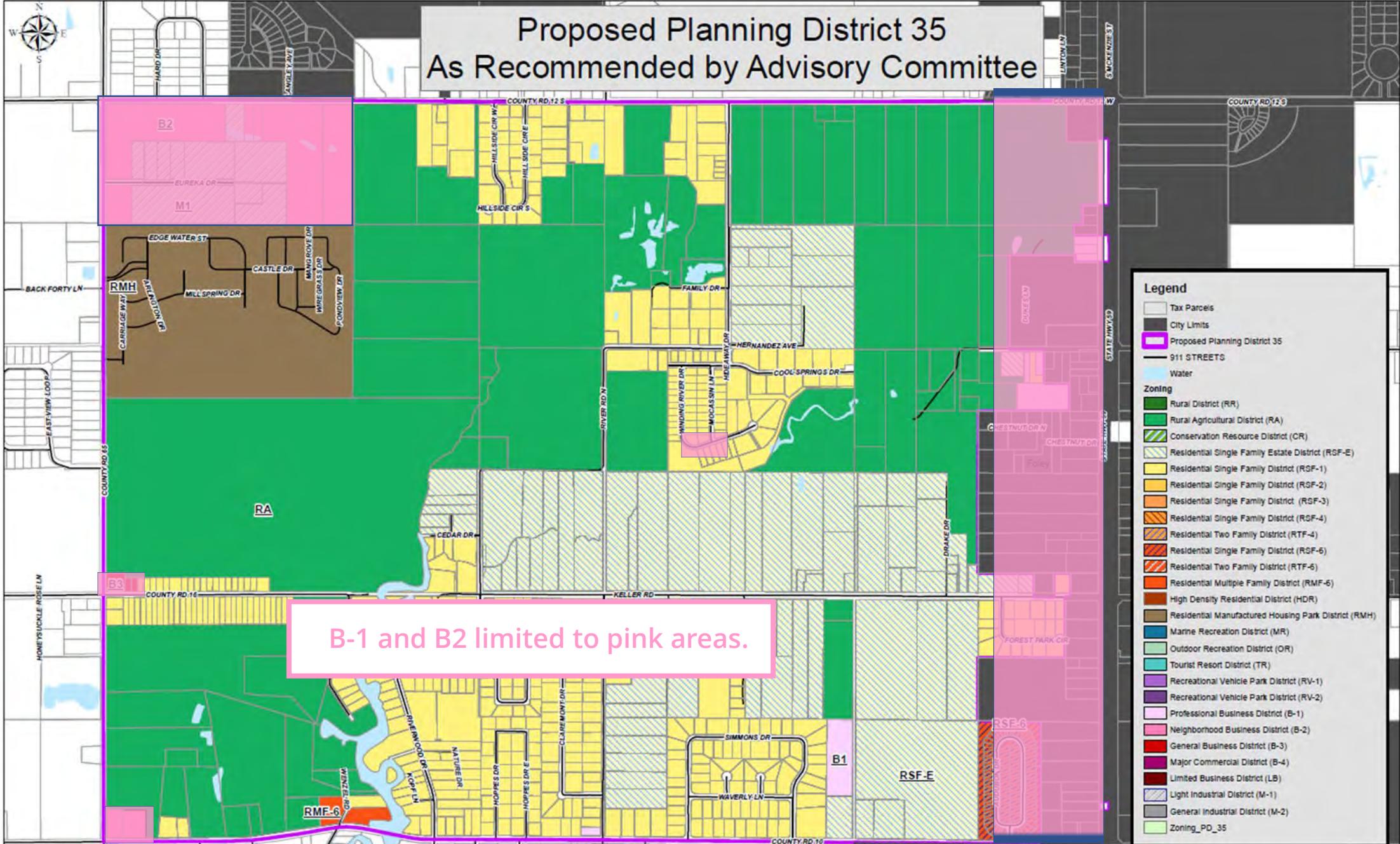


# Proposed Planning District 35 As Recommended by Advisory Committee



Major Activity Nodes

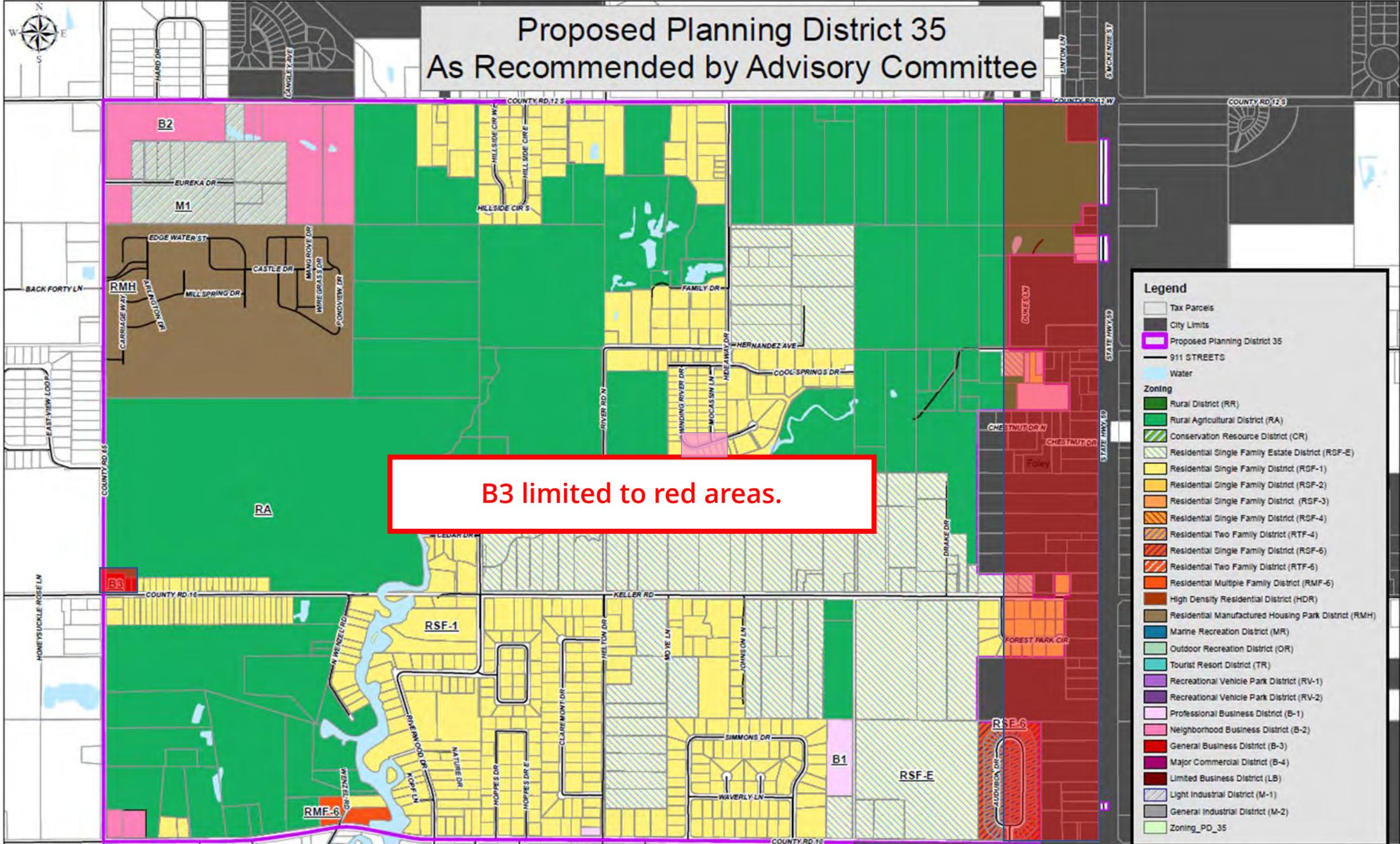
# Proposed Planning District 35 As Recommended by Advisory Committee



B-1 and B2 limited to pink areas.

Legend	
	Tax Parcels
	City Limits
	Proposed Planning District 35
	911 STREETS
	Water
Zoning	
	Rural District (RR)
	Rural Agricultural District (RA)
	Conservation Resource District (CR)
	Residential Single Family Estate District (RSF-E)
	Residential Single Family District (RSF-1)
	Residential Single Family District (RSF-2)
	Residential Single Family District (RSF-3)
	Residential Single Family District (RSF-4)
	Residential Two Family District (RTF-4)
	Residential Single Family District (RSF-6)
	Residential Two Family District (RTF-6)
	Residential Multiple Family District (RMF-6)
	High Density Residential District (HDR)
	Residential Manufactured Housing Park District (RMH)
	Marine Recreation District (MR)
	Outdoor Recreation District (OR)
	Tourist Resort District (TR)
	Recreational Vehicle Park District (RV-1)
	Recreational Vehicle Park District (RV-2)
	Professional Business District (B-1)
	Neighborhood Business District (B-2)
	General Business District (B-3)
	Major Commercial District (B-4)
	Limited Business District (LB)
	Light Industrial District (M-1)
	General Industrial District (M-2)
	Zoning_PD_35

# Proposed Planning District 35 As Recommended by Advisory Committee

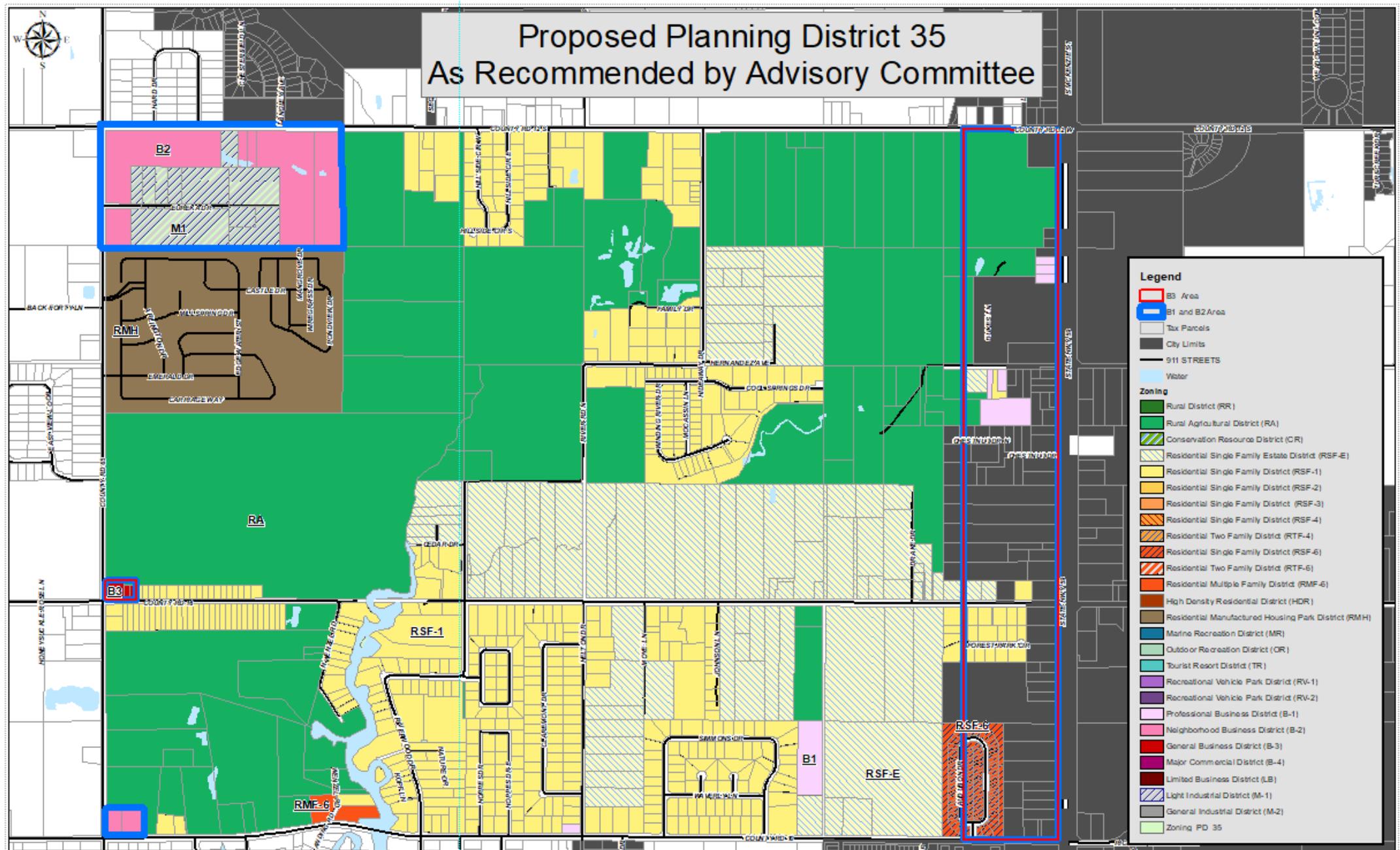


B3 limited to red areas.

Legend	
	Tax Parcels
	City Limits
	Proposed Planning District 35
	911 STREETS
	Water
Zoning	
	Rural District (RR)
	Rural Agricultural District (RA)
	Conservation Resource District (CR)
	Residential Single Family Estate District (RSF-E)
	Residential Single Family District (RSF-1)
	Residential Single Family District (RSF-2)
	Residential Single Family District (RSF-3)
	Residential Single Family District (RSF-4)
	Residential Two Family District (RTF-4)
	Residential Single Family District (RSF-6)
	Residential Two Family District (RTF-6)
	Residential Multiple Family District (RMF-6)
	High Density Residential District (HDR)
	Residential Manufactured Housing Park District (RMH)
	Marine Recreation District (MR)
	Outdoor Recreation District (OR)
	Tourist Resort District (TR)
	Recreational Vehicle Park District (RV-1)
	Recreational Vehicle Park District (RV-2)
	Professional Business District (B-1)
	Neighborhood Business District (B-2)
	General Business District (B-3)
	Major Commercial District (B-4)
	Limited Business District (LB)
	Light Industrial District (M-1)
	General Industrial District (M-2)
	Zoning_PD_35

Final Map Recommended by Advisory Committee on July 28, 2022 (buffers are displayed as a graphical aid only and will not be displayed on the final approved map)

# Proposed Planning District 35 As Recommended by Advisory Committee



The information contained in this representation of digital data distributed by the Baldwin County Commission's Planning and Zoning Department is derived from a variety of public and private sources and is considered to be dependable. However, the accuracy, completeness, and currency thereof are not guaranteed. The Baldwin County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability of information or data contained in or derived from the County Geographic Database by any party using it. Additionally, the Baldwin County Commission accepts no responsibility for any errors or omissions that may occur in the use of this data, and assumes no liability associated with the use of this data, and assumes no responsibility for any errors or omissions that may occur in the use of this data.



# LOCAL PROVISIONS – DISTRICT 35 RECOMMENDATIONS

The following uses shall not be allowed either as a Permitted Use, Commission Site Plan or Special Exception in any commercial or residential district in Planning District 35:

1. Adult Use Business
2. Animal Clinic/Kennels (NO ADDITIONAL after the Zoning Map is adopted)
3. Animal Pound
4. Boarding, Rooming or Lodging House, Dormitory
5. Convenience Store / Gas Station
6. Correctional, Detention or Penal Institution
7. Car Wash
8. Cemetery
9. Dairying
10. Event Venue
11. Hatchery, Poultry, and Fish Farms (Aquaculture)
12. Firing Range
13. Food Truck or Other Mobile Food Vending Units
14. Laundry, Self Service
15. Landfill
16. Mini Warehouse or Office Warehouse
17. Nightclub, Bar, Tavern
18. Radio and Television Transmitting Towers
19. Recreational Vehicle Park
20. Restaurant, Drive-in
21. Restaurant, Fast Food
22. Sewage Treatment Plants
23. Zoo
24. Feed Lot
25. Junk Yard

- Open air storage is allowed within the commercial nodes listed above.



# LOCAL PROVISIONS – DISTRICT 35 RECOMMENDATIONS

## Summary of Proposed Amendment:

Require 40' landscape buffers between major residential subdivisions and farmland and 10'-20' landscape buffers between major residential subdivisions and less intense zonings/uses.

Farming Use. A plot of land used for agricultural purposes, including farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, animal and poultry husbandry and related accessory uses which produces a product with the intent to sale for a profit.

*Landscape Buffers for Subdivisions Adjacent to Rural and Farming Uses.* In addition to the landscape buffer requirements of 17.2.2 *Landscape Buffer Requirements*, the following minimum buffers shall be required prior to Final Plat approval for any subdivision that meets the definition of a Major Project:

	Farming Use	RR	RA	CR	CP	RSF-E	RSF-1	RSF-2
Farming Use	0'	0'	0'	0'	0'	0'	40'	40'
RR	0'	0'	0'	0'	0'	0'	20'	20'
RA	0'	0'	0'	0'	0'	0'	20'	20'
CR	0'	0'	0'	0'	0'	0'	20'	20'
CP	0'	0'	0'	0'	0'	0'	20'	20'
RSF-E	0'	0'	0'	0'	0'	0'	20'	20'
RSF-1	40'	20'	20'	20'	20'	20'	0'	10'
RSF-2	40'	20'	20'	20'	20'	20'	10'	0'

## How is this Different from the Full Ordinance?

The full ordinance does not include a landscape buffer requirement between rural/agricultural zonings and subdivision developments in higher intensity residential zonings.



# LOCAL PROVISIONS – DISTRICT 35 RECOMMENDATIONS

## Summary of Proposed Amendment:

Requires a visual barrier road frontage landscape buffer requirement for certain intense major projects that abut a major road.

1. *Special Landscape Buffers for Intense Major Projects Abutting Public Roads.* When any of the following uses abut a public road, the said use shall maintain a minimum of twenty (20) feet (can be part of the required setback) as a buffer along the entire width of the property which abuts said road except where curb cuts or driveways provide ingress and egress. Said buffer shall consist of a combination of native canopy trees, understory trees, and shrubs which shall be of sufficient height to create a visual barrier and so that an attractive appearance is presented as detailed in the required landscape plan.

- (a) All Transportation, Communication, & Utility Uses
- (b) All Light & General Industrial Uses
- (c) A Subdivision that meets the requirements of a Major Project

## How is this Different from the Full Ordinance?

- The full ordinance requires only an aesthetic buffer for these specific uses.
- The full ordinance requires only a 10' buffer.
- The full ordinance does not require native plants.
- The full ordinance requires only “trees, shrubs, and grass” while the local ordinance increases the requirements to specifically require overstory trees.



# LOCAL PROVISIONS – DISTRICT 35 RECOMMENDATIONS

## Summary of Proposed Amendments:

Requires the use of native plants in all required landscape buffers.

7. Native Plants Required in Landscape Buffers. In District 35, all required landscape buffers shall be planted with native plants that meet the requirements of the respective landscape buffer provision.

## How is this Different from the Full Ordinance?

Full ordinance does not restrict landscape buffer plantings to native species.



# LOCAL PROVISIONS – DISTRICT 35 RECOMMENDATIONS

## Summary of Proposed Amendment:

Requires wetlands in major subdivisions to be set aside in common areas.

(e) Wetlands to be Set Aside in Common Areas. Wetlands within any subdivision that meets the definition of a Major Project shall be set aside within a common area. The requirements of this provision shall not apply to man-made wetlands constructed in uplands.

## How is this Different from the Full Ordinance?

The full ordinance does not explicitly require wetlands to be placed in common areas. This change will help ensure that wetlands don't get placed in residential lots and then slowly get cultivated into uplands.



# LOCAL PROVISIONS – DISTRICT 35 RECOMMENDATIONS

## Summary of Proposed Amendments:

Increases the wetland buffer requirement in District 35 and creates a 100' stream buffer for major projects along Bon Secour River.

1. *Wetland Buffers.* In District 35, development may not occur within fifty (50) feet of any jurisdictional wetlands, non-jurisdictional wetlands, or jurisdictional streams. The required buffer shall not be disturbed and shall be maintained in its natural state, except for the removal of invasive, exotic species. The requirements of this provision shall not apply to man-made wetlands constructed in uplands.
2. *Bon Secour River.* District 35 contains a significant natural resource in the Bon Secour River, associated wetlands and feeders from small creeks and natural watercourses. It is the intent with implementation of these zoning regulations to protect the vulnerability of these resources within the district by means of larger lot sizes, lower density, and less intensity of land use. The Baldwin County Planning and Zoning Commission and the Baldwin County Commission shall specifically consider the environmental character of these areas within the district related to Planned Residential Development lot size, density and the infrastructure to support such development. Notwithstanding the language above, in District 35, on any Project, development may not occur within one hundred (100) feet of the mean high-water mark of Bon Secour River. The required buffer shall not be disturbed and shall be maintained in its natural state, except for the removal of invasive, exotic species.

## How is this Different from the Full Ordinance?

- The full ordinance requires only a 30' wetland buffer while District 35 will require a 50' buffer.
- The full ordinance does not apply the buffer to non-jurisdictional wetlands.
- The full ordinance requires a 30' stream buffer on Bon Secour River instead of the 100' buffer that will now be required for major projects on Bon Secour River.



# LOCAL PROVISIONS – DISTRICT 35 RECOMMENDATIONS

## Summary of Proposed Amendment:

Requires the construction of a sidewalk for major projects that abut a major road.

Sidewalks Required for Major Projects. A Major Project (including a subdivision falling in this category) requiring a Commission Site Plan, Preliminary Plat, Final Site Plan, or similar approval from a Planning Commission and that abuts a functionally classified road other than an interstate or freeway, shall construct as part of the project, a minimum 5-foot sidewalk along the entire portion of the parcel fronting the functionally classified road.

## How is this Different from the Full Ordinance?

The full ordinance does not contain a sidewalk requirement for major projects.



# LOCAL PROVISIONS – DISTRICT 35 RECOMMENDATIONS

## Summary of Proposed Amendments:

Disallows traditional steel panel siding as the front façade of commercial buildings.

Commercial Building Façade Requirements. The front façade of a proposed building within a Commercial District or for a proposed building that will be part of a Professional Service & Office Use or Commercial Use in a non-commercial district, which is visible from a public right-of-way, shall be constructed of masonry, wood, or other materials which will present a pleasing appearance, and which will be compatible with the surrounding area. It is the intent of this provision to prohibit the use of traditional steel panel siding as a front façade that is visible from the road on commercial uses. This provision shall not apply to the portions of a structure that are fully screened from view by a required “visual barrier” landscape buffer.

## How is this Different from the Full Ordinance?

Under the full ordinance façade restrictions apply only to mini-warehouse developments.



# LOCAL PROVISIONS – DISTRICT 35 RECOMMENDATIONS

## Summary of Proposed Amendments:

Allows accessory dwellings to a certain size.

One accessory dwelling per lot shall be permitted by right in Residential Districts, provided the accessory dwelling does not exceed 60% of the size, in gross floor area, of the principal dwelling.

## How is this Different from the Full Ordinance?

Under the full Zoning Ordinance, districts 8, 12, 20, 22, 26, 29, 30, 32, 33, and 37 allow the same.



# LOCAL PROVISIONS – DISTRICT 35 RECOMMENDATIONS

## Summary of Proposed Amendments:

Protects native trees and trees with historical significance that are located in Planning District 35.

Planning District 35 contains a variety of both native and non-native trees. Healthy trees reduce air and noise pollution, furnish habitat for wildlife, enhance aesthetics and property values, and are an important contributor to community image and quality of life. Planning District 35 realizes that in order to protect and enhance their valuable tree resources, it is useful to view and manage their trees as a cohesive unit. This tree preservation is primarily directed at providing protection for native trees or trees with historical significance.

A heritage tree may be removed only if it is within the footprint of a proposed building structure and the developer has demonstrated that all reasonable efforts have been made to attempt to retain the tree on the site.

## How is this Different from the Full Ordinance?

Section 17.1 encourages developers to retain as many trees as possible for a major development. A landscape plan shall indicate replacement trees at least 6' tall and 1" in diameter for each indigenous tree of at least 3" in diameter removed, unless the property already has a tree density which does not allow the locations of proper number of replacement trees.



# LOCAL PROVISIONS – DISTRICT 35 RECOMMENDATIONS

## Heritage Tree Preservation Requirements

1. Heritage Tree: A healthy tree with a diameter at breast height equal to or greater than twenty-five (25) inches or seven (7) feet and ten (10) inches circumference, whichever dimension is less, shall be classified as a heritage tree. Heritage trees can include but not limited to cypress, oaks, magnolias, sweet gums, black gums, juniper, and longleaf pines. This article does not apply to the invasive or exotic trees.
2. DBH (Diameter at Breast Height): the tree diameter measured at 4.5 feet above the ground.

No heritage tree shall be cut or harmed prior to receiving approval from the Baldwin County Planning and Zoning Department. If a heritage tree(s) is removed from the project site, the applicant will be required to replace the heritage tree(s). The removed heritage tree(s) will be replaced with native species on the project site.

### **The following standards shall apply to all trees replaced:**

- (a) Trees selected for planting must be free from injury, pests, disease, nutritional disorders or root defects, and must be of good vigor in order to assure a reasonable expectation of survivability.
- (b) The replacement tree shall be planted to equal or exceed, measured in DBH, the diameter of each tree altered. Each replacement tree shall be at least two inches (2") in diameter at the point on the trunk 4 ½ feet (DBH) above ground level when planted.
- (c) No overstory trees shall be planted within twenty (20) feet of overhead wires.
- (d) All plantings that die or are destroyed must be replaced.
- (e) Any replacement trees shall be planted within 60 days from the day the permit is approved.

### **Exemptions:**

1. Any emergency activity that is immediately necessary for the protection of life, property, or natural resources.
2. Any nursery, agricultural and silvicultural operations. This exemption does not apply to silvicultural operations in preparation of development.
3. Any public utility construction and maintenance activities within the public rights-of-way.
4. Those portions of airports and heliports which require clear areas for safety purposes, including runways and taxiways, approach and departure clear zones, etc.
5. Utility easements for power lines, pipelines, drainage areas, etc.
6. Any tree that is damaged due to a tornado, storm, accident, flood, hurricane, or other act of nature.

### **Site Plan Requirements:**

1. The site plan shall show property boundaries, setbacks, easements, and all structures.
2. Each heritage tree shall be located and include type of tree and DBH (Diameter at Breast Height).
3. Replacement trees to be planted shall be shown with type of tree, height, and diameter.

# Overview

1. District 35 Process Timeline
2. District 35 Local Provisions & Maps
  - Recommendation by Advisory Committee
  - Recommendation by Staff



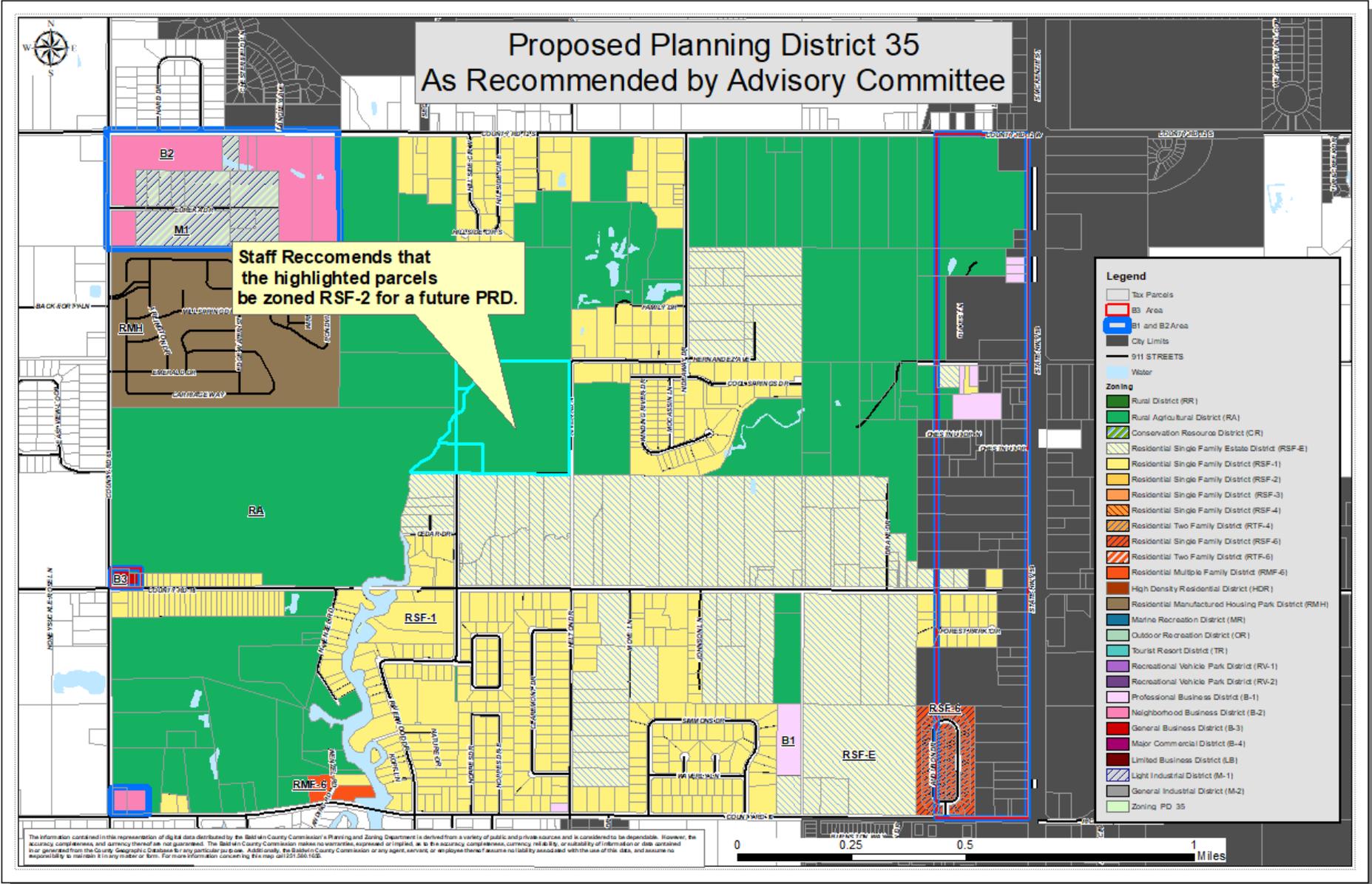
# SPECIAL STAFF RECOMMENDATION RELATED TO DISTRICT 35:

While noting for the record as part of the public hearings, Staff recommends striking the District 35 philosophy language from the proposed local provisions due to recent confusion caused by similar language in the District 15 local provisions.

## ~~Planning District 35 Advisory Committee Philosophy:~~

~~It is the intent of the District 35 Advisory Committee to encourage residential zoning for the vast majority of District 35, and furthermore, to encourage zoning in the areas of RSF-E, Residential Single Family Estate District, and RSF-1, Single Family District, when possible, in order to protect the values of homes and properties already established throughout the district. While we understand the need for affordable housing and commercial growth when properly zoned, we believe that protecting property values should be higher priority in making future zoning decisions. Industrial uses shall not discharge into any river or natural surface body of water including wetlands.~~

# SPECIAL STAFF RECOMMENDATION RELATED TO DISTRICT 35:



# SPECIAL STAFF RECOMMENDATION RELATED TO DISTRICT 35:

That parcels 61-04-18-0-000-008.000, 61-04-18-0-000-008.001, 61-04-18-0-000-008.002, 61-04-18-0-000-008.003, 61-04-39-0-000-001.003, and 61-04-39-0-000-001.028 be permitted to have clustered lots within RSF-2 zoning with the dimensional requirements shown in Exhibit “A”, and should be subject to the donation of the right-of-way to Baldwin County to the satisfaction of the Baldwin County Engineer.

**Exhibit A**

Parcels 61-04-18-0-000-008.000, 61-04-18-0-000-008.001, 61-04-18-0-000-008.002, 61-04-18-0-000-008.003, 61-04-39-0-000-001.003, and 61-04-39-0-000-001.028 shall have the following area and dimensional regulations:

Maximum Height of Structure in Feet:	35-Feet
Maximum Height in Habitable Stories:	2 1/2
Minimum Front Yard:	25 Feet
Minimum Rear Yard:	25 Feet
Minimum Side Yards:	6 Feet
Minimum Lot Area:	6,500 Square Feet
Minimum Lot Width at Building Line:	52 Feet
Minimum Lot Width at Street Line:	52 Feet



# Overview

1. District 35 Process Timeline
2. District 35 Local Provisions & Maps
  - Recommendation by Advisory Committee
  - Recommendation by Staff
3. Additional District 35 Zoning Requests
  - No additional requests have been submitted



# Overview

1. District 35 Process Timeline
2. District 35 Local Provisions & Maps
  - Recommendation by Advisory Committee
  - Recommendation by Staff
3. Additional District 35 Zoning Requests
4. Misc. Full Zoning Ordinance Amendments
5. Staff Recommendation



# Overview

1. District 35 Process Timeline
2. District 35 Local Provisions & Maps
  - Recommendation by Advisory Committee
  - Recommendation by Staff
3. Additional District 35 Zoning Requests
4. Misc. Full Zoning Ordinance Amendments
5. Staff Recommendation



# MISC. AMENDMENTS TO THE ZONING ORDINANCE

## Summary of Proposed Amendment(s):

Retitle the “Community Preservation District” to “Base Community Zoning District” throughout the Zoning Ordinance.

**Section 3.4 ~~CP Community Preservation District~~ BCZ Base Community Zoning District**

## Why are we proposing this change?

In the months since the “Community Preservation District” was formed, there has been continued misunderstanding regarding the use of the word “Preservation”. The word has been misconstrued to have a conservation-type overtone. This was not the intent.

This district is simply base of “lite” zoning for rural areas or historic communities with extensive existing non-conformities. This zoning is less restrictive, not more restrictive, than the alternative Rural Agricultural, Residential Single-Family Estate, or Residential Single Family districts that likely would have been assigned in the alternative.

This title change is aimed at clearing up confusion related to this district.



# MISC. AMENDMENTS TO THE ZONING ORDINANCE

## Summary of Proposed Amendment(s):

Require landscape buffers for subdivisions adjacent to rural zonings, farming uses, and lower intensity residential zonings.

(i) Landscape Buffers for Subdivisions Adjacent to Rural Zonings, Farming Uses, and Lower Intensity Residential Zonings. The following minimum buffers shall be required prior to Final Plat approval for any subdivision that meets the definition of a Major Project:

	Farming Use*	RR	RA	CR	BCZ	RSF-E	RSF-1	RSF-2	RSF-3	RSF-4	RTF-4	RSF-6
Farming Use*	0	0	0	0	0	0	40	40	40	40	40	40
RR	0	0	0	0	0	0	20	20	20	20	20	20
RA	0	0	0	0	0	0	20	20	20	20	20	20
CR	0	0	0	0	0	0	20	20	20	20	20	20
BCZ	0	0	0	0	0	0	20	20	20	20	20	20
RSF-E	0	0	0	0	0	0	20	20	20	20	20	20
RSF-1	40	20	20	20	20	20	0	10	15	20	20	20
RSF-2	40	20	20	20	20	20	10	0	10	15	20	20
RSF-3	40	20	20	20	20	20	15	10	0	10	15	20
RSF-4	40	20	20	20	20	20	20	15	10	0	10	15
RTF-4	40	20	20	20	20	20	20	20	15	10	0	10
RSF-6	40	20	20	20	20	20	20	20	20	15	10	0

The Zoning Administrator shall have discretion to reduce the minimum size requirements of plantings under this subsection (i) given the potential volume of plants required to meet the requirements of this provision.

\*Farming Use. A plot of land used for agricultural purposes, including farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, animal and poultry husbandry and related accessory uses which produces a product with the intent to sale for a profit.

## Why are we proposing this change?

Recent Districts 8 & 37, and now new District 35, are requesting landscape buffers between new subdivisions and existing rural, agricultural, or lower intensity residential properties.

Increasing landscape buffer requirements is expected to be a recommendation of the Baldwin County Future Land Use guide. Landscape buffers help lesson the visual impact of a major new development on the suburban edges of a community.

Staff believes that these landscape buffer requirements will help the County progress toward a balance between the priorities of developers and individual property owners.



# MISC. AMENDMENTS TO THE ZONING ORDINANCE

## Summary of Proposed Amendment(s):

Clarifies that accessory dwellings are permitted by default in residential zonings so long as the accessory dwelling does not exceed 60% of the size of the primary dwelling.

13.1.3 *Accessory dwellings.* Accessory dwellings are permitted by right as follows:

13.1.3.1 *In Residential Zoning Designations.* Unless prohibited or restricted by a local provision in Article 2, in all Planning Districts 12, 20, 22, 26, 29, 30, 32, 33 and in the Spanish Cove Subdivision Development in Planning District 23, provided they do not exceed 60% of the size in gross floor area of the principal residence; in Planning Districts 10 and 15 unless restricted by a property owners association provided they are contained entirely within the structure of a single family dwelling and provided they do not exceed 60% of the size, in gross floor area, of the principal residence; in Planning District 24 provided they are contained entirely within the structure of a single family dwelling and provided they do not exceed 60% of the size, in gross floor area, of the principal residence; and in Planning District 21 provided they do not exceed 60% of the size, in gross floor area, of the principal residence up to a maximum of 1200 square feet. In Planning District 25 accessory dwellings are prohibited. The applicant will be responsible for confirming that accessory dwellings are not disallowed by restrictive covenants on the parcel where the use is proposed.

## Why are we proposing this change?

Staff has found that most citizens assume they are permitted to have a mother-in-law suite or similar accessory dwelling use on their property. This is true for most districts because accessory dwellings are specifically allowed in the local provisions. However, the local provisions of a few districts are silent on the issue and therefore accessory dwellings are not allowed.



# MISC. AMENDMENTS TO THE ZONING ORDINANCE

## Summary of Proposed Amendment(s):

Changes to the wetland fill requirements in Planning District 26.

### 2.3.26.3 Local Provisions for Planning District 26

~~(a)~~ (a) One accessory dwelling per lot shall be permitted by right in the RSF-1 and RSF-2 districts, provided the accessory dwelling does not exceed 60% of the size, in gross floor area, of the principal dwelling, except that no accessory dwellings or structures shall be permitted that require the filling of jurisdictional wetlands.

(e) Jurisdictional wetland fill is limited to the USACE Nationwide Permit 18 one-tenth (1/10) of an acre per lot of record.

(f) A variance shall not be required for a 25%-yard setback encroachment that results in a 25% or greater reduction in jurisdictional wetland fill.

(f)(g) Staff support shall be given to Highway Construction Setback Appeals that will result in a reduction of jurisdictional wetland fill. Pursuant to Alabama Code, final decisions regarding Highway Construction Setback Appeals lay with the Planning Commission.

## Why are we proposing this change?

Residents of Planning District 26 and the Point Clear Property Owners Association addressed the County Commission regarding concerns that extensive growth was resulting in the piecemeal destruction of Planning District 26 wetlands. The County hired wetland professional, Gena Todia, to perform a Wetland Evaluation and Recommendations report for Planning District 26 in December of 2021.

The proposed changes are derived from Ms. Todia's report. Baldwin County Natural Resource Planner, Ashley Campbell, has presented the report to the Baldwin County Environmental Committee and received positive feedback.



# STAFF RECOMMENDATION

# Staff recommends that the Planning Commission recommend the following the County Commission:

Adopt Resolution #2023-001 which APPROVES the amendment to the Baldwin County Zoning Ordinance to add Planning District 35 Zoning Map and Local Provisions and make various miscellaneous changes to the Full Ordinance.



**BALDWIN** COUNTY, ALABAMA

Baldwin County Planning and Zoning Commission September 1, 2022 Agenda

STATE OF ALABAMA  
COUNTY OF BALDWIN

**RESOLUTION # 2023-001**

DETERMINATION OF THE BALDWIN COUNTY COMMISSION, REGARDING Case No. TA-22004, The Adoption of Planning (Zoning) District 35 Zoning Ordinances and Regulations (I.E. Zoning Map and Text) and Various Amendments to the Full Ordinance, SUCH DETERMINATION AS AUTHORIZED PURSUANT TO ACT NO. 91-719, AS AMENDED.

WHEREAS the Baldwin County Planning and Zoning Commission held a public hearing on September 1, 2022, and voted to recommend approval of the Planning and (Zoning) District 35 Zoning Ordinance and Regulations (i.e., zoning map and text); and

WHEREAS the Baldwin County Commission held a public hearing on October 4, 2022, wherein testimony was offered and considered; and,

WHEREAS, the requirements of Act No. 91-719, as amended by Act No. 93-668, as amended by Act No. 98-665, as further amended by Act No. 2006-609, as further amended by Act No. 2010-719, regarding procedures to consider the Planning (Zoning) District 35 Zoning Ordinances and Regulations (i.e., zoning map and text) and Various Amendments to the Full Ordinance, have been met; now therefore

BE IT RESOLVED, BY THE BALDWIN COUNTY COMMISSION, IN REGULAR SESSION ASSEMBLED, THAT THE FOLLOWING TEXT AMENDMENTS TO THE BALDWIN COUNTY ZONING ORDINANCE ARE HEREBY APPROVED:

1. That the Planning (Zoning) District 35 Zoning Ordinances and Regulations (i.e., zoning map and text) is hereby adopted and made part of the Baldwin County Zoning Ordinance;
2. That parcels 61-04-18-0-000-008.000, 61-04-18-0-000-008.001, 61-04-18-0-000-008.002, 61-04-18-0-000-008.003, 61-04-39-0-000-001.003, and 61-04-39-0-000-001.028 be permitted to have clustered lots within RSF-2 zoning with the dimensional requirements shown in Exhibit "A", and should be subject to the donation of the right-of-way to Baldwin County to the satisfaction of the Baldwin County Engineer;
3. That "Community Preservation District" be retitled to "Base Community Zoning District" throughout the Zoning Ordinance; and
4. Various other text amendment to the Baldwin County Zoning Ordinance, as found in Attachment "B"

DONE, Under the Seal of the County Commission of Baldwin County, Alabama, on this the 4<sup>th</sup> day of October 2022.

Honorable James E. Ball, Chairman

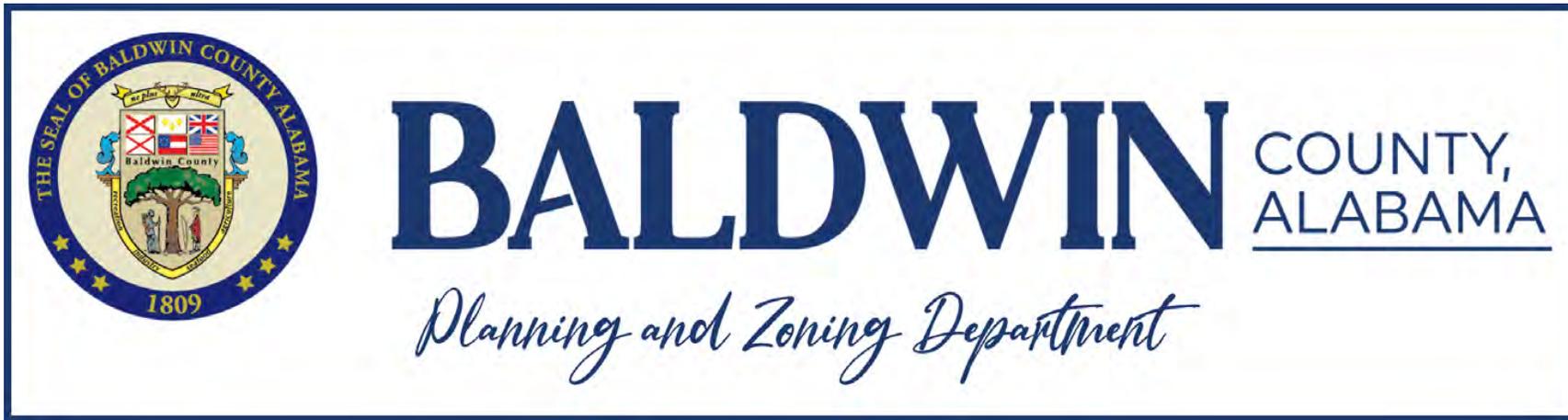
ATTEST

Ronald J. Cink, Interim County Administrator

**Exhibit A**

Parcels 61-04-18-0-000-008.000, 61-04-18-0-000-008.001, 61-04-18-0-000-008.002, 61-04-18-0-000-008.003, 61-04-39-0-000-001.003, and 61-04-39-0-000-001.028 shall have the following area and dimensional regulations:

Maximum Height of Structure in Feet:	35-Feet
Maximum Height in Habitable Stories:	2 1/2
Minimum Front Yard:	25 Feet
Minimum Rear Yard:	25 Feet
Minimum Side Yards:	6 Feet
Minimum Lot Area:	6,500 Square Feet
Minimum Lot Width at Building Line:	52 Feet
Minimum Lot Width at Street Line:	52 Feet



# SUBDIVISION PRELIMINARY PLAT REQUEST

PUD22-11 KOA RV PARK

SEPTEMBER 1, 2022

PRESENTED BY: SHAWN MITCHELL, DEVELOPMENT REVIEW PLANNER



**Location:** Subject property is located on the east side of CR 99, south of the Lillian community and near Perdido Bay.

**Planning District:** 13

**Zoning:** RV-1

**Total Property Area:** 5.37 acres

**Total # of Lots requested:** 44 Units

- Setbacks: 30' around the perimeter, as required by subdivision regulations

**Streets / Roads:** 1,563 LF, which will not be accepted by the County for maintenance and shall remain private

**Surveyor of Record:** David Lowery, *David Lowery Surveying, LLC*  
55284 Martin Ln., Stockton, AL 36579

**Engineer of Record:** Christopher Lieb, *Lieb Engineering Company, LLC*  
1290 Main Street, Suite E, Daphne, AL 36526

**Owners / Developers:** Kenneth Kleban, *Lillian Development Assoc., LLC*  
1189 Post Rd., Fairfield, CT 06824

**Online Case File Number:** The official case number for this application is PUD22-11, however, when searching online CitizenServe database, please use PUD22-000011.

**Parcel:** 05-52-08-25-5-014-001.000

**PIN:** 55517

**Traffic Study:** Prepared by Shane Bergin PE, of *Neel-Schaeffer*, and accepted by Baldwin County Highway Department

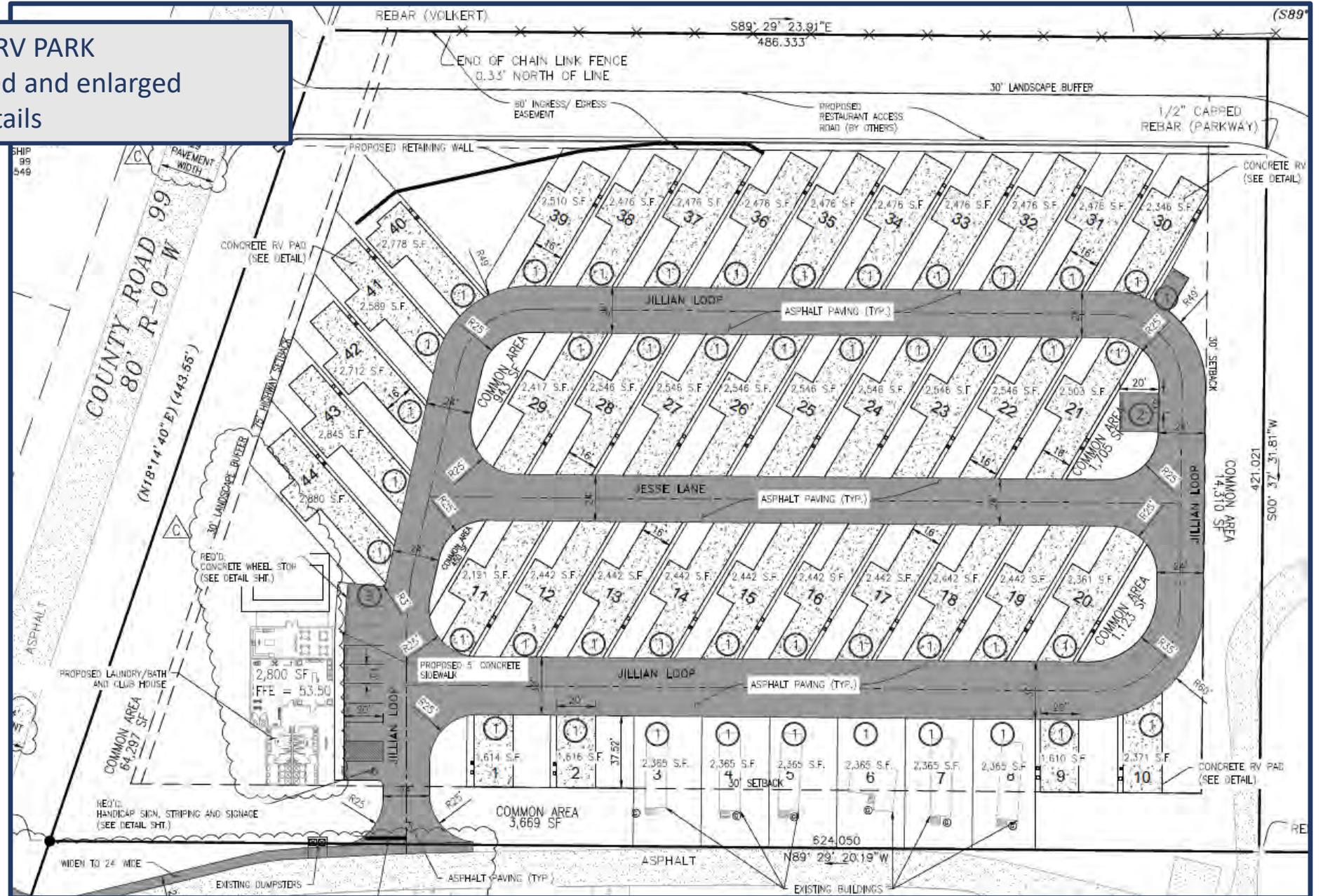
**Drainage Improvements:** The applicant has requested a waiver for the stormwater detention requirements per section 5.12.1(e) of the Subdivision Regulations.

**Wetlands:** A wetland report was provided by Glen Miley of *Biome Consulting Group*.

#### Utility Providers:

- Domestic Water: Perdido Bay Water
- Sewer: BCSS
- Electrical: Riviera Utilities

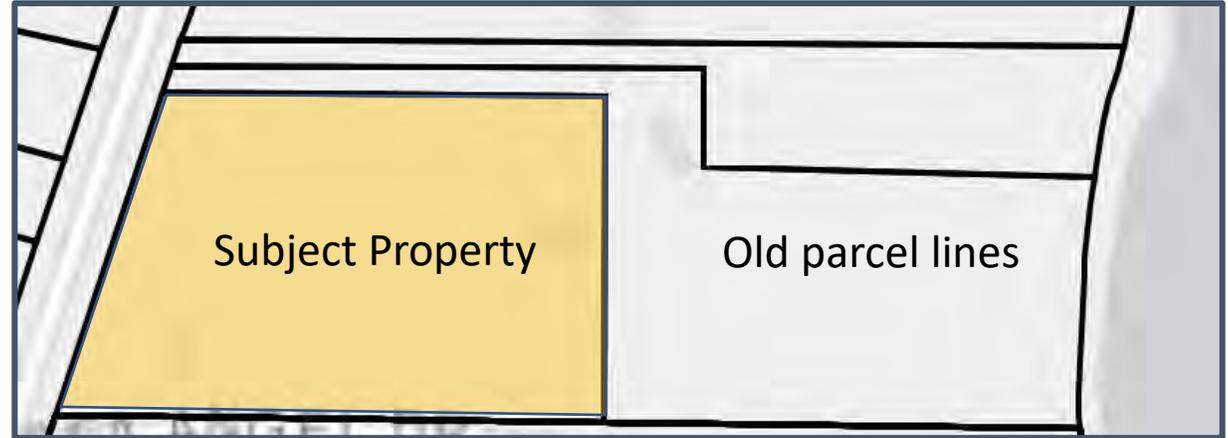
PUD22-11 KOA RV PARK  
 Preliminary plat cropped and enlarged  
 to show details

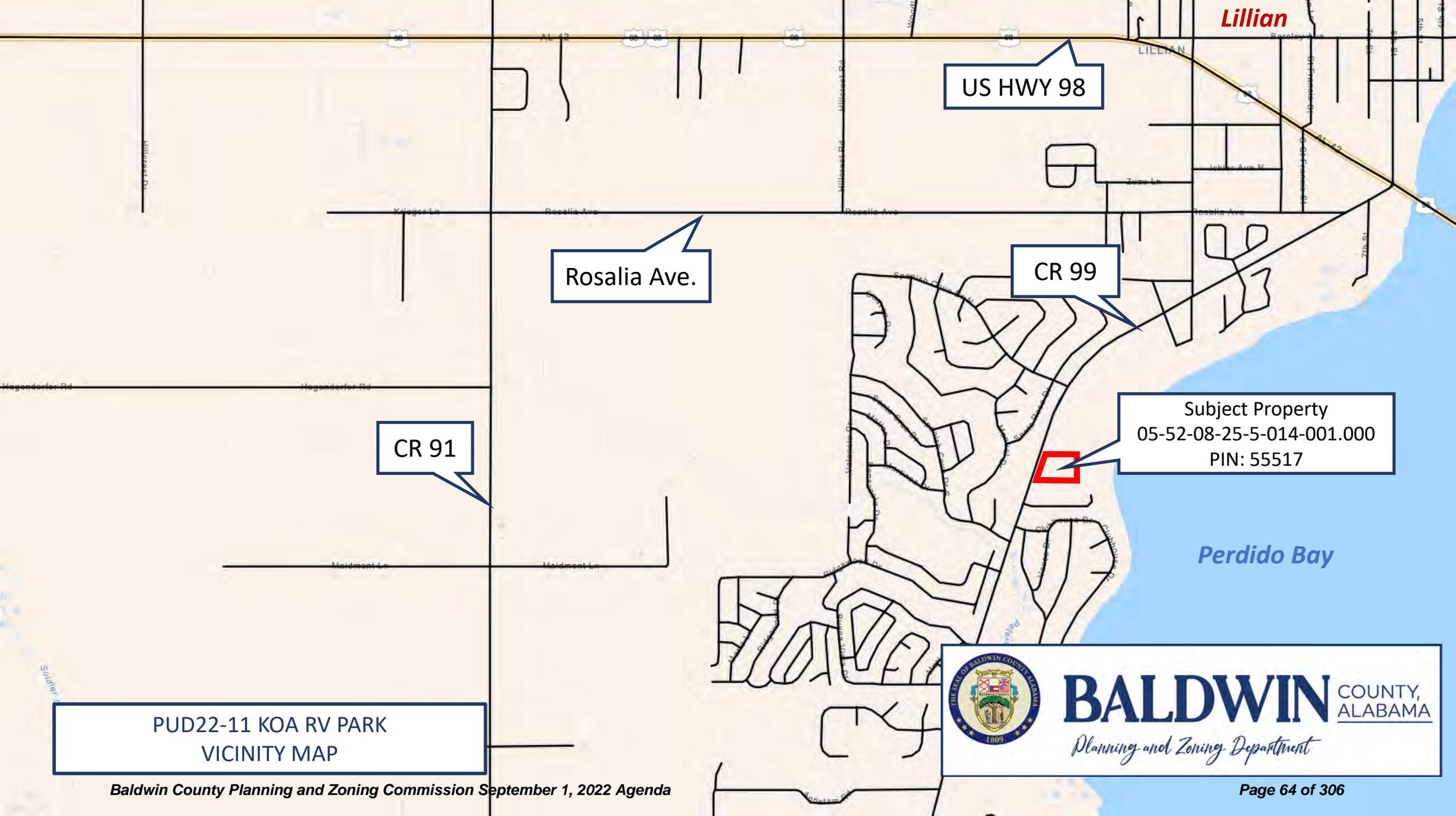


### Staff Comments

The applicants applied for, and received, an exemption to move common lot lines under Section 4.2 of the Subdivision Regulations.

- Exemption was granted on August 18, 2022
- County maps do not yet reflect the changes so parcel lines on locator maps will differ from site plan maps.





US HWY 98

Rosalia Ave.

CR 99

CR 91

Subject Property  
05-52-08-25-5-014-001.000  
PIN: 55517

Perdido Bay

PUD22-11 KOA RV PARK  
VICINITY MAP



**BALDWIN** COUNTY, ALABAMA

*Planning and Zoning Department*



Subject Property  
05-52-08-25-5-014-001.000  
PIN: 55517

CR 99

Manuel Dr.

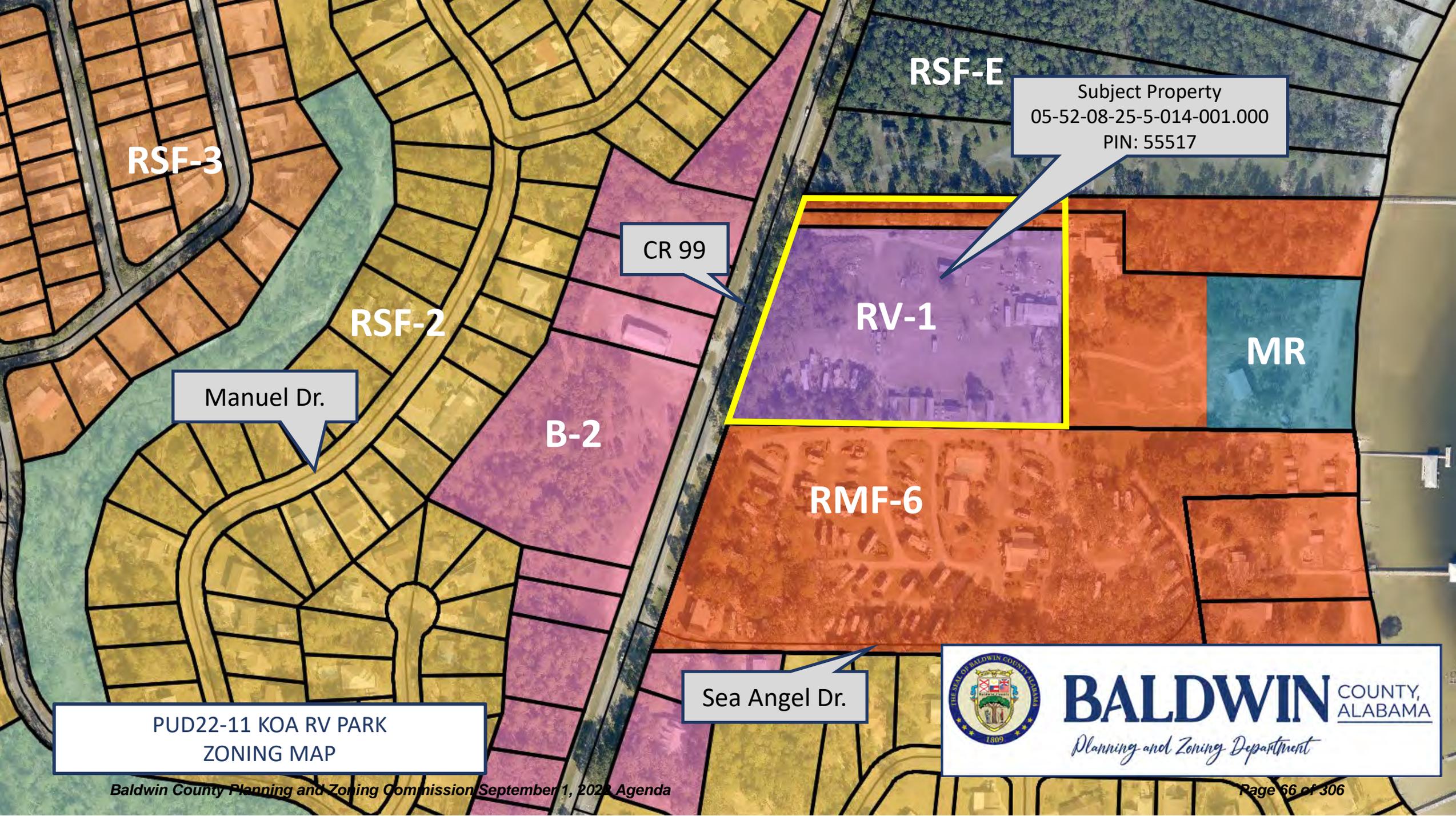
Sea Angel Dr.

PUD22-11 KOA RV PARK  
AERIAL MAP



**BALDWIN** COUNTY, ALABAMA

*Planning and Zoning Department*



RSF-3

RSF-E

Subject Property  
05-52-08-25-5-014-001.000  
PIN: 55517

CR 99

RSF-2

RV-1

MR

Manuel Dr.

B-2

RMF-6

Sea Angel Dr.

PUD22-11 KOA RV PARK  
ZONING MAP



**BALDWIN** COUNTY, ALABAMA

*Planning and Zoning Department*

**Quality On Tap!** **PERDIDO BAY**  
**WATER, SEWER AND FIRE PROTECTION DISTRICT**

28171 FRESHWATER LANE • ELBERTA, AL 36530  
 Phone (251) 987-5816 • Fax: (251) 987-5836

April 22, 2022

Re: Water Availability

To: Whom It May Concern

I am providing this letter in response to your request for verification, to the availability of water service, at 11650 County Road 99, Lillian, AL 36549

Perdido Bay Water is currently providing water service to this address. Perdido Bay Water also has the ability to provide for future building/expansions considering all appropriate fees are paid.

If you have any further questions, Please feel free to call us at 251-987-5816.

Sincerely,



Mark D. Bohlin  
 General Manager  
 Perdido Bay Water, S&FPD



**RIVIERA UTILITIES**  
 413 E Laurel Avenue, P.O. Drawer 2050, Foley, AL 36536  
 Phone (251) 943-5001 Fax (251) 970-4181

4/19/2022

Mary Kate O'Connell  
 Lieb Engineering  
 1290 Main Street, Suite E  
 Daphne, AL 36526

RE: KOA RV Park and Restaurant

This letter is to confirm that Riviera Utilities is currently able to provide electric service to the proposed KOA RV Park and Restaurant in Lillian, AL.

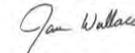
Riviera Utilities requires a 10' easement along all side property lines and a 15' easement along all front and rear property lines. Please ensure all property plats reflect the easements.

Upon final design, Riviera Utilities will provide estimates for service fees and system installation requirements to meet all Riviera specifications. Please contact the following Riviera employees concerning costs and requirements.

Name	Department	Email
Scott Sligh	Electric	<a href="mailto:ssligh@rivierautilities.com">ssligh@rivierautilities.com</a>

If you have any questions or comments, contact Riviera Utilities at 251-943-5001.

Thank you,



James Wallace

## Staff Comments

Glen Miley, *Biome Consulting Group*, prepared the wetland report at right for the proposed PUD.

- Wetlands were found on an adjacent parcel along Perdido Bay, but there are none in the parcel of the proposed RV park.
- If future development is proposed adjacent to the wetlands, a wetland building setback and natural buffer will be required.





A Site  
25-5-014-001.000; 52-08-25-5-014-001.001;  
25-5-014-001.002; & 52-08-25-5-014-002.000

has completed a jurisdictional wetlands and waters assessment. Jur assessment included an analysis of vegetative cover and indicators and hydric soil indicators in accordance with federal standards. This is a brief summary of our findings and the regulatory agencies' authority.

has completed an Army Corps of Engineers (COE) Wetlands Delineation Manual and other pertinent sources were applied in the field for purposes of "Waters of the United States" subject to the protections of the Clean Water Act. Observations of site conditions relative to the jurisdictional status of the site are as follows:

The site is a developed commercial site and single-family residence located along Perdido Bay including jurisdiction of the Alabama Department of Conservation and Forestry (ADCF) (those portions of Baldwin and Mobile Counties falling below the water's edge are limited to a baygall at the toe of a slope above the water's edge).

The site is dominated by long leaf pine, slash pine, southern magnolia, yaupon, live oak, and cypress. Other vegetation includes sweet bay, swamp gum, red bay, tall gallberry, titi, and hat pins.

The property is underlain by Bowie (non-hydric) and Leon (hydric) soil types. On-site soil pit excavation. The SS Sandy Redox indicator was observed.

Government Street | Pensacola, Florida 32502 | [www.biome.co](http://www.biome.co)

APPROXIMATE ACREAGES  
UPLANDS: 20.65-ACRES  
WETLANDS: 0.81-ACRES

<p><b>WETLAND JURISDICTION MAP</b> LILLIAN KOA SITE 52-08-25-5-014-002.000 ET AL. KWH PROPERTIES, LLC</p>	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> INSPECTION BOUNDARY</li> <li><span style="background-color: #d3d3d3; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> UPLANDS</li> <li><span style="border: 2px dashed blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> WETLANDS</li> </ul>	<p>2630.002 KRE</p> <p>12/28/2021</p>		 <p style="font-size: x-x-small;">100 West Government St. Pensacola, FL 32502 850.433.9167   <a href="http://www.biome.co">www.biome.co</a></p> <p>THIS IS NOT A SURVEY</p>
---	---	---	---	--

## Staff Comments

Christopher Lieb, PE, of *Lieb Engineering*, prepared the drainage narrative for the proposed subdivision

- The drainage narrative was accepted by the Baldwin County Highway Department
- Applicant is invoking Section 5.12.1e of the Subdivision Regulations to discharge into Perdido Bay.
- Applicant will need to get any necessary permits from ADEM and the US Army Corps of Engineers



**LIEB ENGINEERING**  
C O M P A N Y

1290 Main Street  
Suite E  
Daphne, AL 36526  
Phone: 251.978.9779

July 18, 2022

Baldwin County  
Attn: Michael Campbell

Re: Drainage letter - KOA RV Park

Michael,  
I am officially requested a waiver of the stormwater detention requirements per section 5.12.1e of the subdivision regulations. We are discharging over our property and then directly to Perdido Bay.

"In locations where the discharge from a development will be directly into a tidally influenced body of water, the County Engineer may consider waiving the stormwater management requirement, upon request by the design engineer. The County Engineer has the sole discretion of whether or not this will be allowed. This will not alleviate the developer from any erosion/sedimentation control requirements or requirements of other governmental agencies. However, the development will be required to control velocities of stormwater leaving the site."

We have a rip rap apron slated to be installed at the outfall to prevent erosion at the discharge location before it reaches mean high tide.

Please let me know if you have any additional comments or questions.

Sincerely,  
  
Christopher Jay Lieb, PE

We have a rip rap apron slated to be installed at the outfall to prevent erosion at the discharge location before it reaches mean high tide.

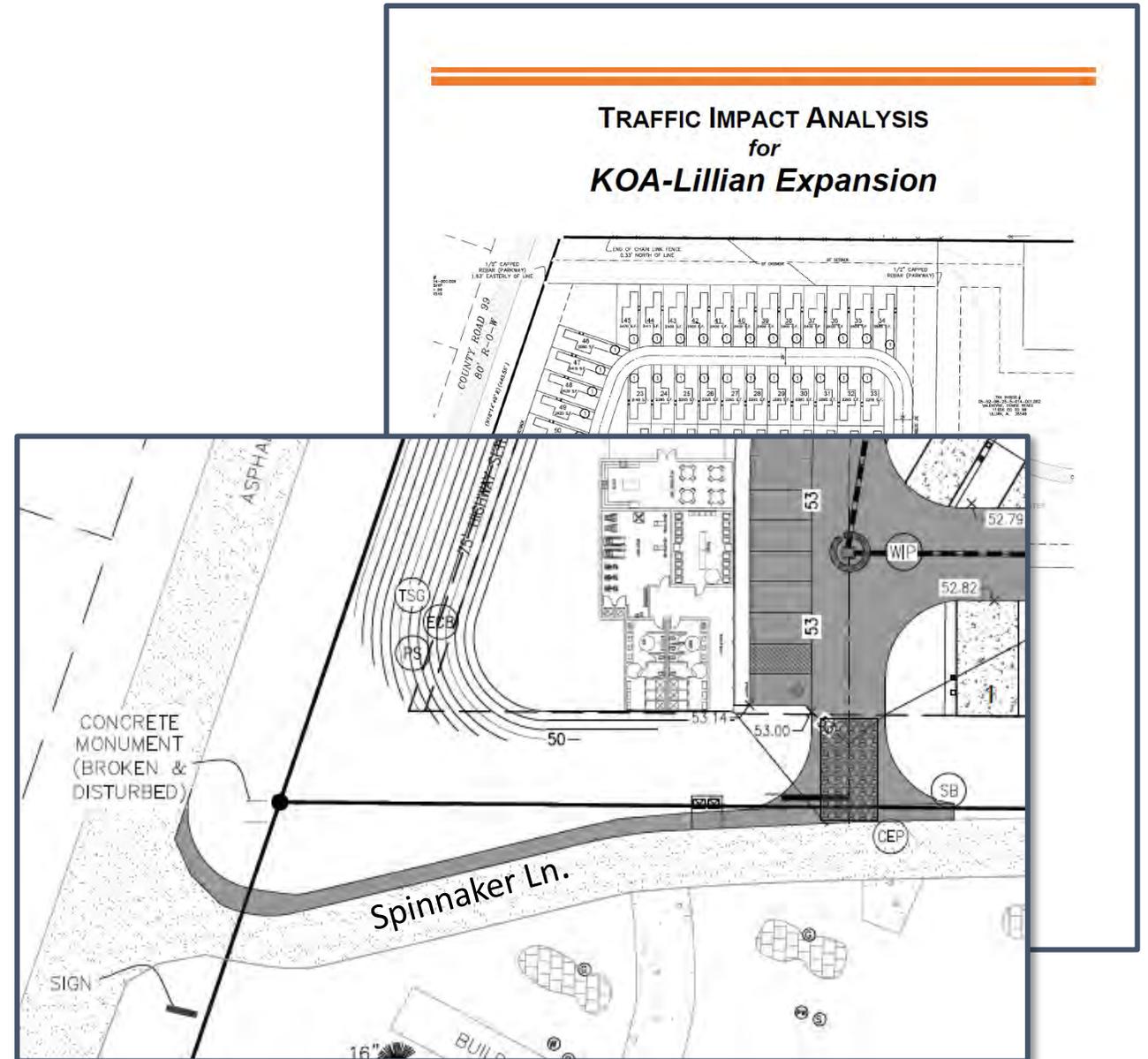
2022-024

Page 1 of 1

## Staff Comments

Shane Bergin, PE, prepared the Traffic Impact Study (TIS) for the proposed subdivision.

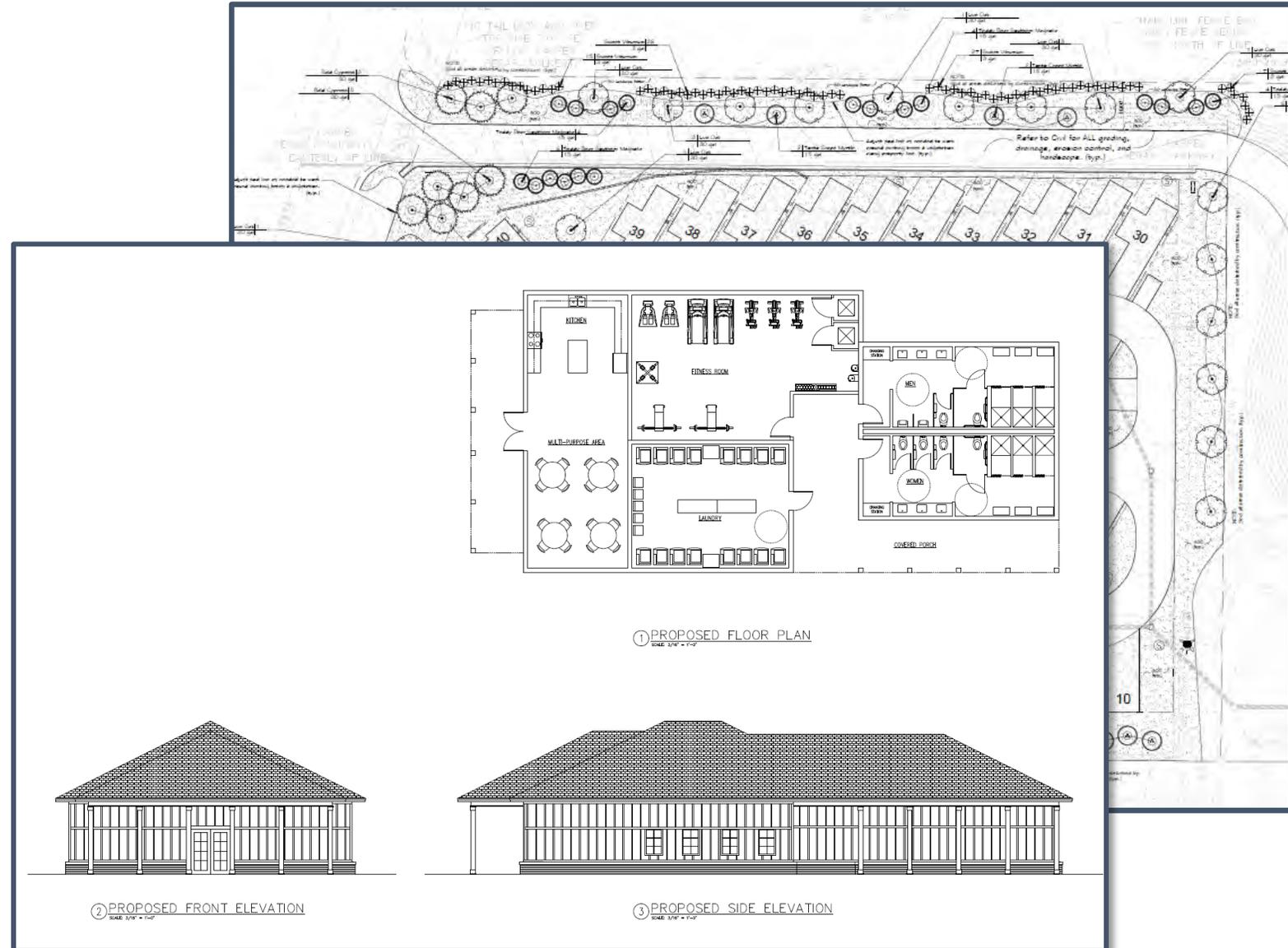
- The TIS was accepted by the Baldwin County Highway Department
- No improvements were recommended in the TIS.
- Applicants are required to widen Spinnaker Lane, an existing internal road, to 24' to meet Subdivision Regulations.



## Staff Comments

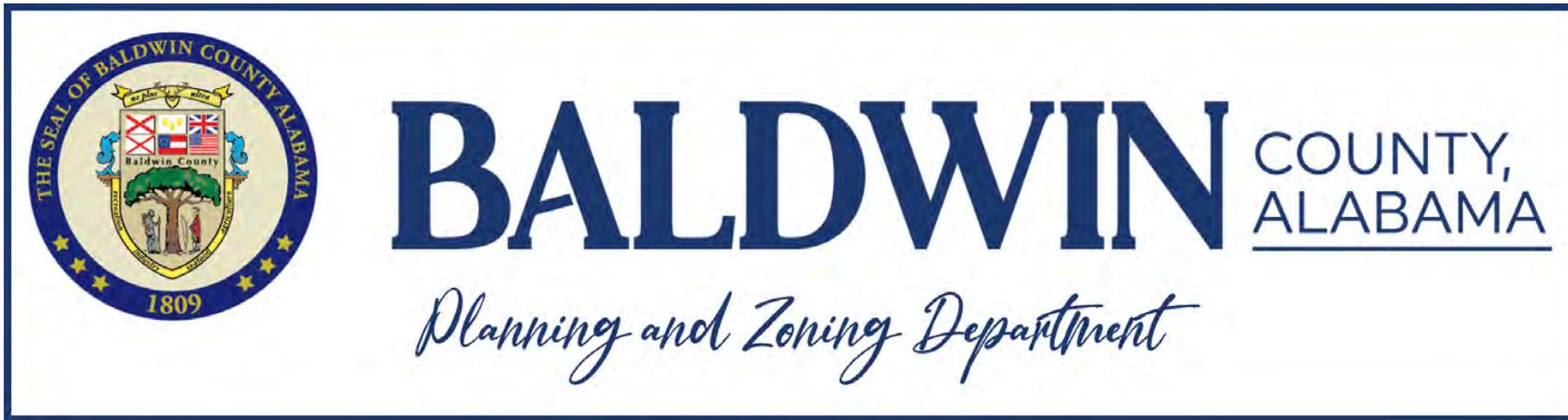
Since this PUD is in a zoned area, the applicant is fulfilling the requirements for a PUD and CSP concurrently (Section 18.9.4 of the Zoning Regulations).

- Plans were submitted for required landscape buffers along CR 99 and the northern boundary adjacent to a residential property.
- Building elevations for the proposed club house have been submitted.



Staff recommends that the Final Site Plan for Case No. PUD 22-11, KOA RV Park, be **APPROVED** subject to compliance with the Baldwin County Subdivision Regulations, with the following condition(s):

1. Applicant will obtain any necessary ADEM and USACE permits for development and drainage.
2. An interior road, Spinnaker Lane, will be widened to 24 feet from County Road 99 to the entrance of the proposed RV park.



BALDWIN COUNTY PLANNING AND ZONING COMMISSION  
REGULAR MEETING

SEPTEMBER 1, 2022

BALDWIN COUNTY CENTRAL ANNEX

ROBERTSDALE, AL



**Location:** Subject property is south of Magnolia Springs, and on the southwest corner of the County Road 12 and County Road 49 intersection.

**Planning District:** 21

**Zoning:** B2 and RSF-2

**Total Property Area to be divided:** 38.04 acres +/-

**Total # of Lots requested:** 2 lots

Lots 1: 1.84 acres +/-

Lot 2: 36.21 acres +/-

**Surveyor:** J. Brett Orrell, *Poly Surveying*  
28810 Hwy 98, Suite F, Daphne, AL 36526

**Owner:** Michael Lipscomb, 15226-A County Rd. 12 S,  
Foley, AL 36535

**Developer:** *The Broadway Group, LLC*  
PO Box 18968, Huntsville, AL 35804

**Online Case File Number:** The official case number for this application is SC22-20, however, when searching online CitizenServe database, please use SC22-000020.

**Parcels:** 05-60-05-16-0-000-001.000

**PIN:** 26010

**Traffic Study:** Not required (less than 50 lots requested and thus not required per Article 5, section 5.5.14)

**Drainage Improvements:** The drainage narrative was accepted by the Baldwin County Highway Department. No drainage improvements are required for the subdivision.

**Wetlands:** A wetland delineation was performed, and all jurisdictional wetlands are reflected on the plat, with the required 30' wetland building setbacks and 15' natural buffers displayed as required.

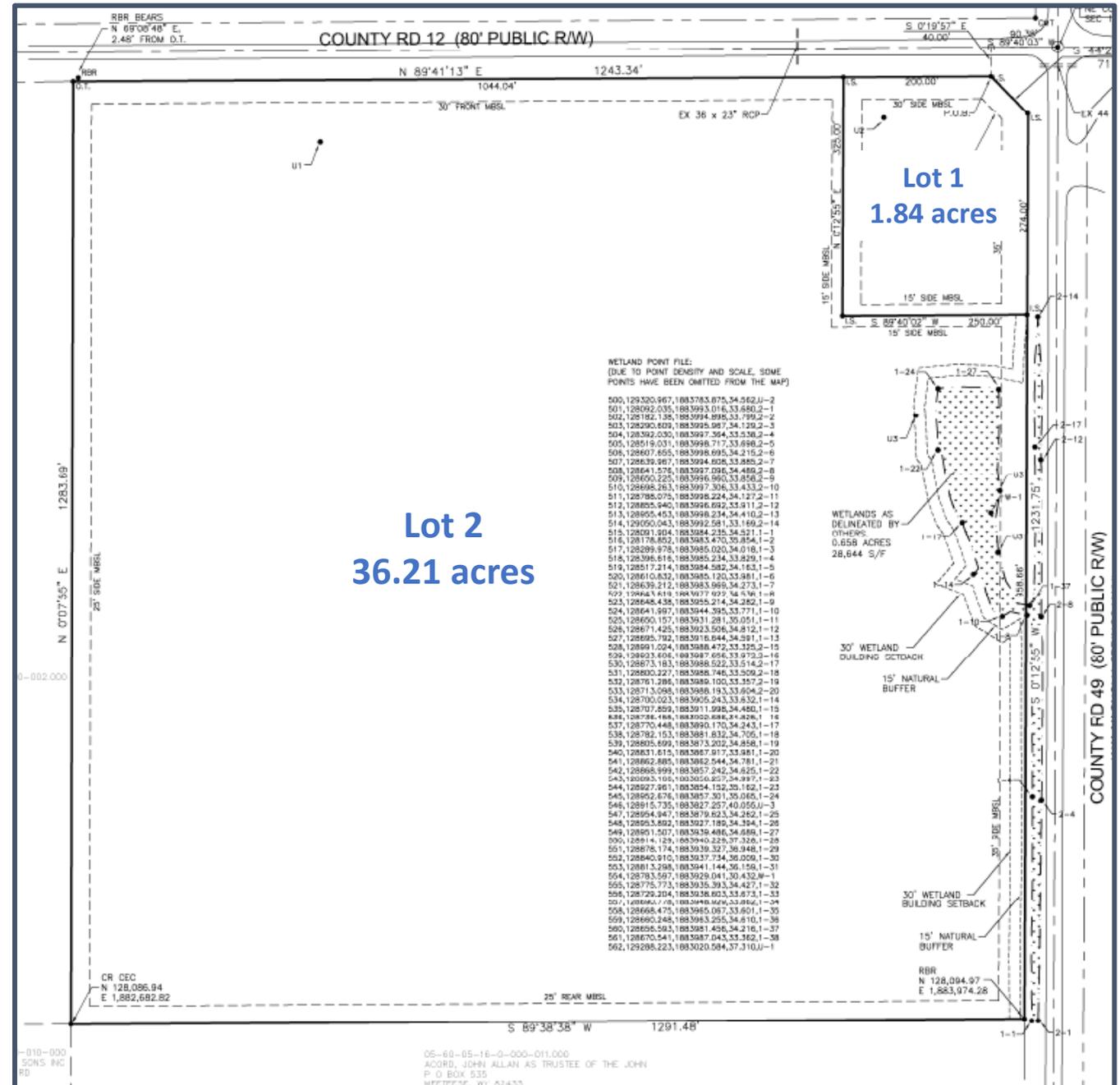
**Streets / Roads:** No new streets, roads, sidewalk, or curb and gutter to be installed by the subdivision..

**Utility Providers:**

- Water: Riviera Utilities
- Sewer: Baldwin County Sewer Service
- Electrical: Baldwin EMC



SC22-20 Magnolia 12  
Preliminary plat cropped and enlarged  
to show details





**MAGNOLIA  
SPRINGS**

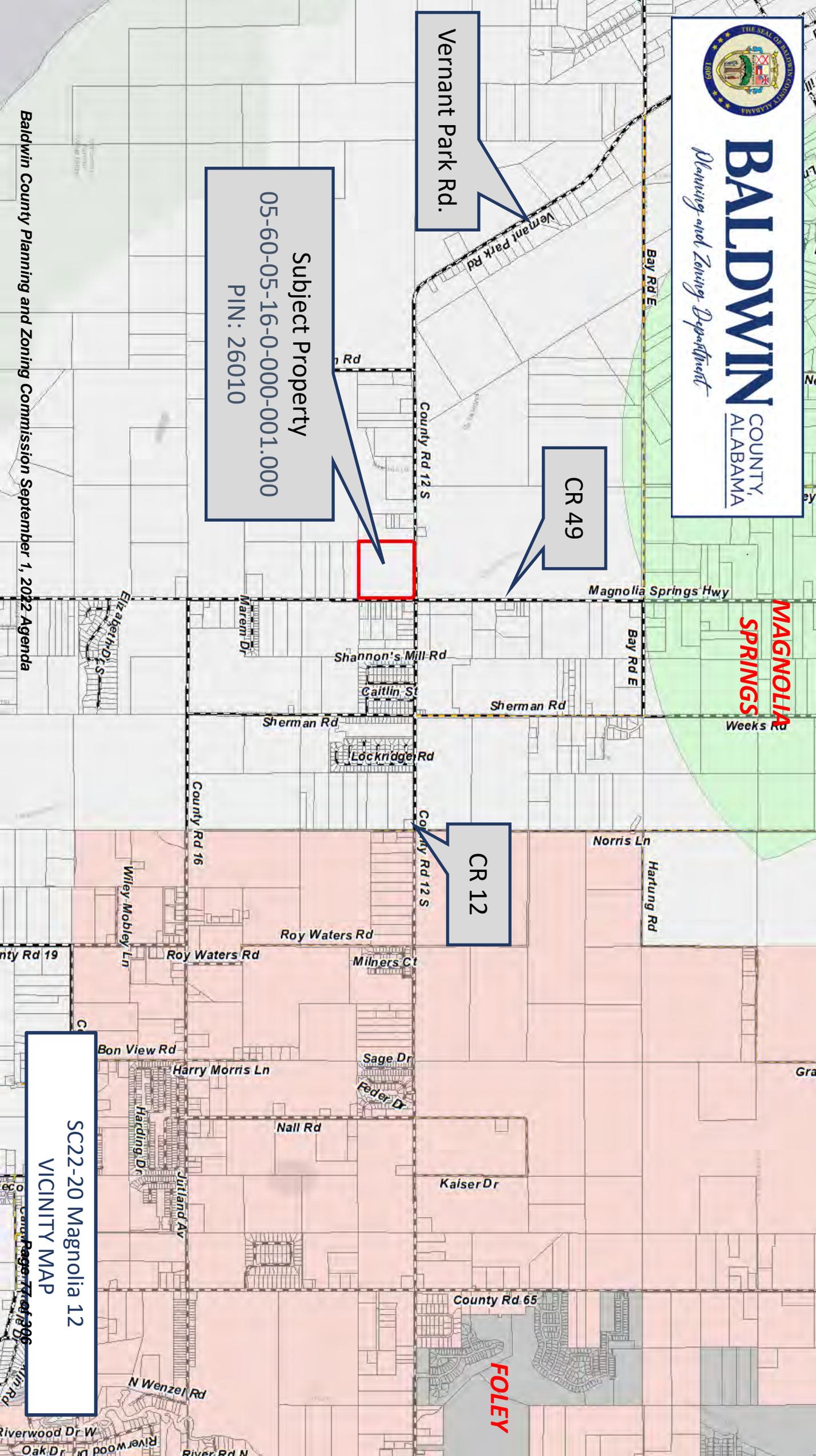
Vernant Park Rd.

Subject Property  
05-60-05-16-0-000-001.000  
PIN: 26010

CR 49

CR 12

SC22-20 Magnolia 12  
VICINITY MAP





# BALDWIN COUNTY, ALABAMA

*Planning and Zoning Department*

CR 49

CR 12

Sherman Rd.

Subject Property

05-60-05-16-0-000-001.000

PIN: 26010

SC22-20 Magnolia 12  
AERIAL VIEW



# BALDWIN COUNTY, ALABAMA

*Planning and Zoning Department*

RA

CR 49

Sherman Rd.

CR 12

RSF-4

Subject Property  
05-60-05-16-0-000-001.000  
PIN: 26010

B-2

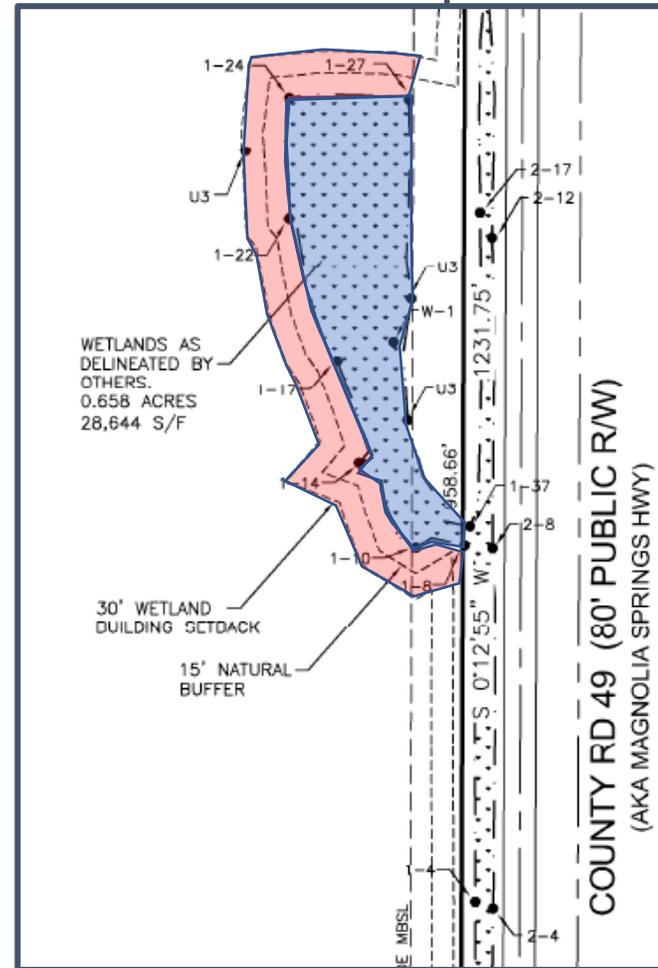
RSF-2

B-3

SC22-20 Magnolia 12  
ZONING MAP

## Staff Comments

- Michelle Campbell, president of *Arc Environmental Inc.*, prepared a wetland assessment for subject property
  - Wetlands were found on the eastern portion of Lot 2 along CR 49.
  - The wetlands are shown on the plat with a 30' wetland building setback and a 15' natural buffer.



0  
 38  
 35804  
 d-Stream Determination  
 re Tract / Foley (Magnolia Springs) Dollar General Site  
 No. 05-06-05-16-0-000-001.00)  
 Baldwin Co., Alabama

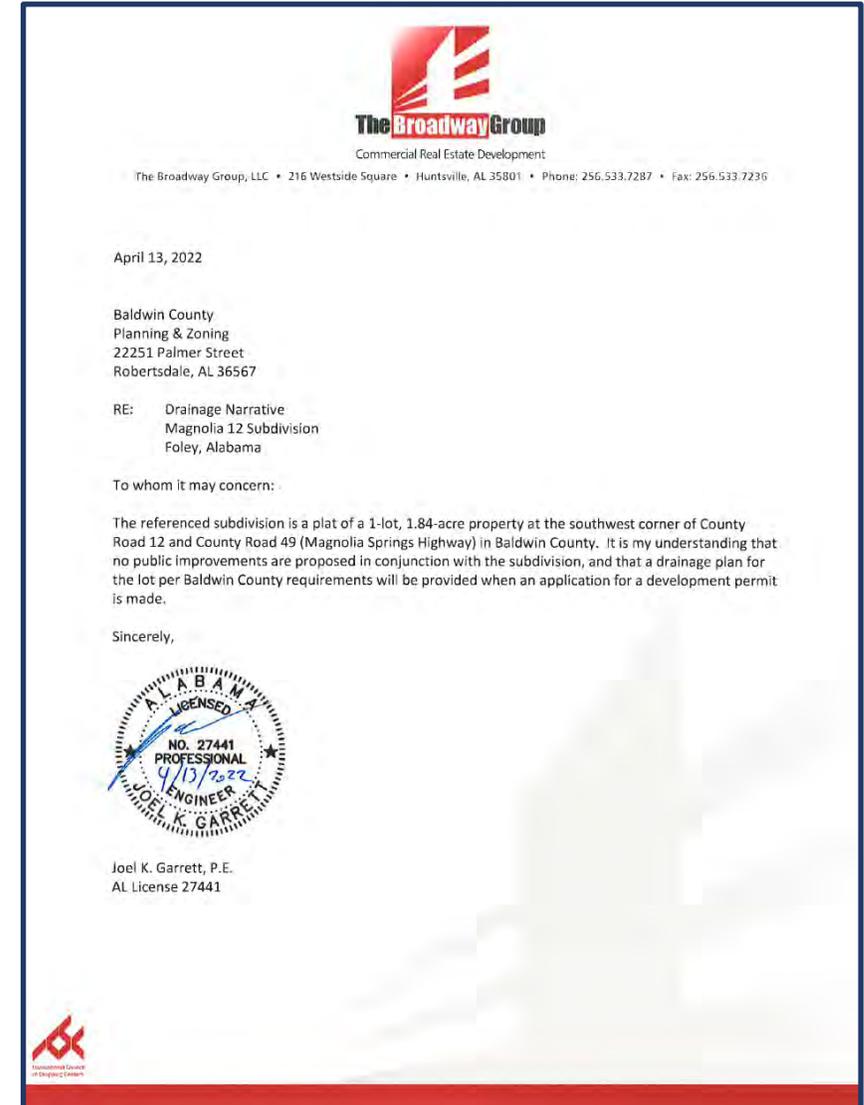
Wetland Delineation and Stream Delineation was conducted on the  
 tract, including a 1.84-acre proposed Dollar General project site that  
 om the larger parcel. This property is located along on the southwest  
 oad 12 and Magnolia Springs Highway in Foley, Baldwin County,  
 ximate center coordinates of the project area are 30.603238, -

visit was to determine whether wetlands or other waters that  
 Section 404 of the Clean Water Act jurisdiction are present. Using  
 Army Corps of Engineers method, according to the *Regional  
 Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf*  
 y, it was determined that a man-made pond / wetland and wetland  
 off site to waters of the U.S. are present. The pond is in the east  
 property and is surrounded by a man-made berm that was created  
 excavated in wetlands years ago. A ditch flows out of the south end  
 tinues south along the west side of the road. A segment of the ditch  
 tends north along the roadside for some distance as well. These  
 highly manipulated, are expected to fall under Section 404  
 ars that the wetlands, including the wet ditches, are outside of the

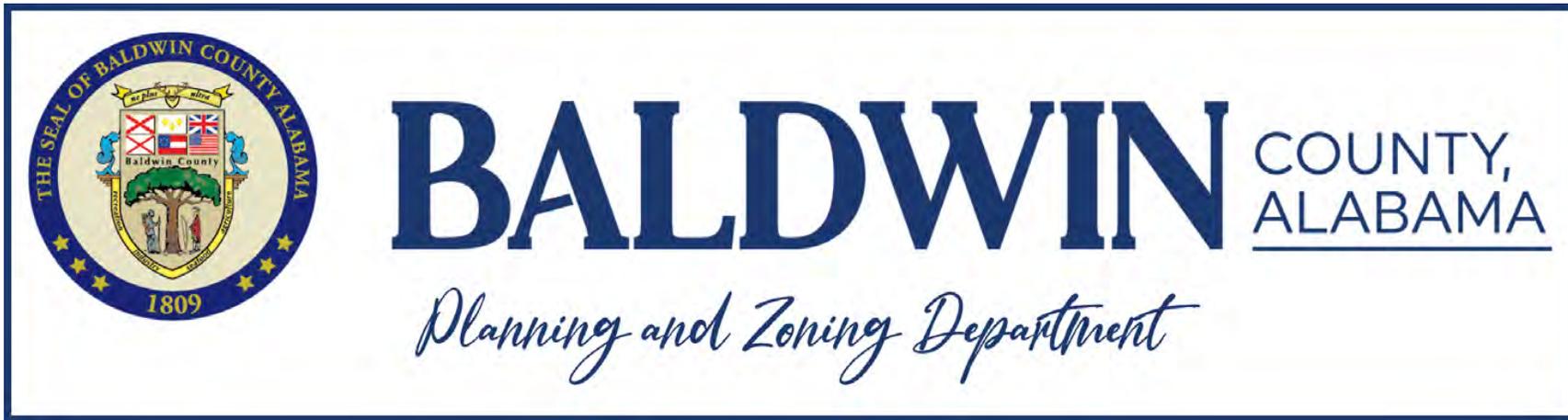
## Staff Comments

Joel Garrett, PE, prepared a drainage narrative for the subject property

- Drainage improvements are not recommended at this point
- The drainage narrative was accepted by the Baldwin County Highway Department



Staff recommends that the Preliminary Plat application for Case No SC22-20 be **APPROVED** subject to compliance with the Baldwin County Subdivision Regulations.



# SUBDIVISION PRELIMINARY PLAT REQUEST

SC22-29 BFLC ELAM CREEK EAST PH III  
SUBDIVISION

SEPTEMBER 1, 2022

PRESENTED BY: MARY BOOTH, SUBDIVISION COORDINATOR

# 10.c) SC22-29 BFLC ELAM CREEK EAST PH III SUBDIVISION

Staff Report Prepared by:  
Mary Booth, Subdivision Coordinator

August 4, 2022

Request before Planning Commission:

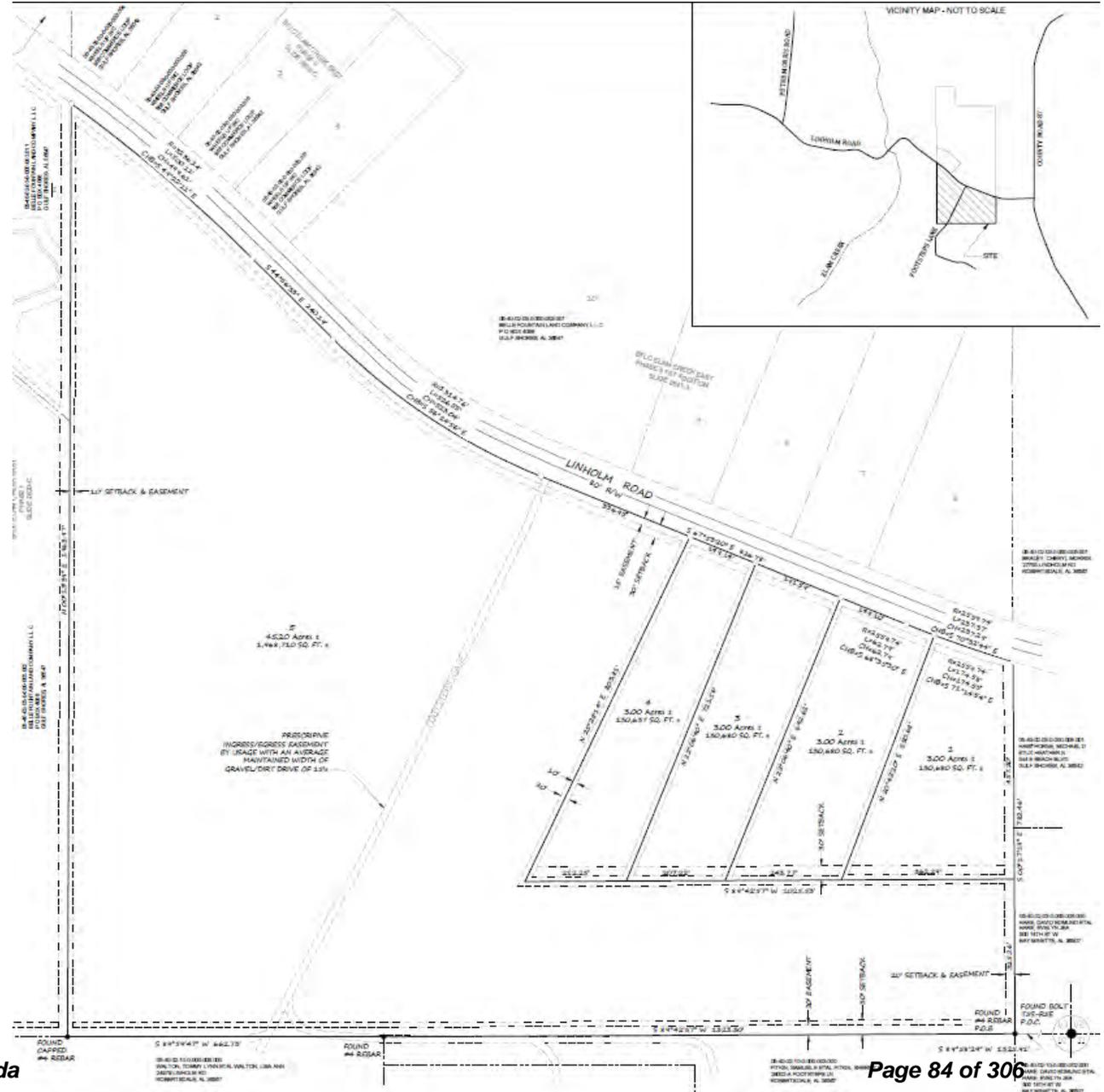
## Preliminary Plat approval

BFLC ELAM CREEK EAST PH III Subdivision ,  
a **5-lot** subdivision

Staff recommendation: **APPROVAL**

To view maps/plats in higher resolution  
and public comments received related to  
this case, please visit the “Upcoming  
Items” Planning and Zoning webpage :

[https://baldwincountyal.gov/departments/  
planning-zoning/meeting-agenda](https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda)



**Location:** Subject property is located on the south side of Linholm Road approximately 0.25 miles west of County Road 87 .

**Planning District:** 13

**Zoning:** The citizens of Planning District 13 have **not implemented zoning**

**Total Property Area to be divided:** 57.19 acres

**Total # of Lots requested:** **5 lots**

**Surveyor:** Trent Wilson, PLS, *Weygand Wilson Surveyors*  
229 E. 20<sup>th</sup> Ave., Suite 12, Gulf Shores, AL 36542

**Owner / Developer:** Belle Fountain Land Company LLC  
PO Box 4088 Gulf Shores, AL 36547

**Online Case File Number:** The official case number for this application is SC22-29, however, when searching online CitizenServe database, please use SC22-000029.

**Parcel:** 05-40-02-03-0-000-003.003

**PIN:** 391587

**Traffic Study:** **Not required** (less than **50 lots** requested and thus not required per Article 5, section 5.5.14)

**Drainage Improvements:** **None required**, the drainage pattern will remain the same once this subdivision is created.

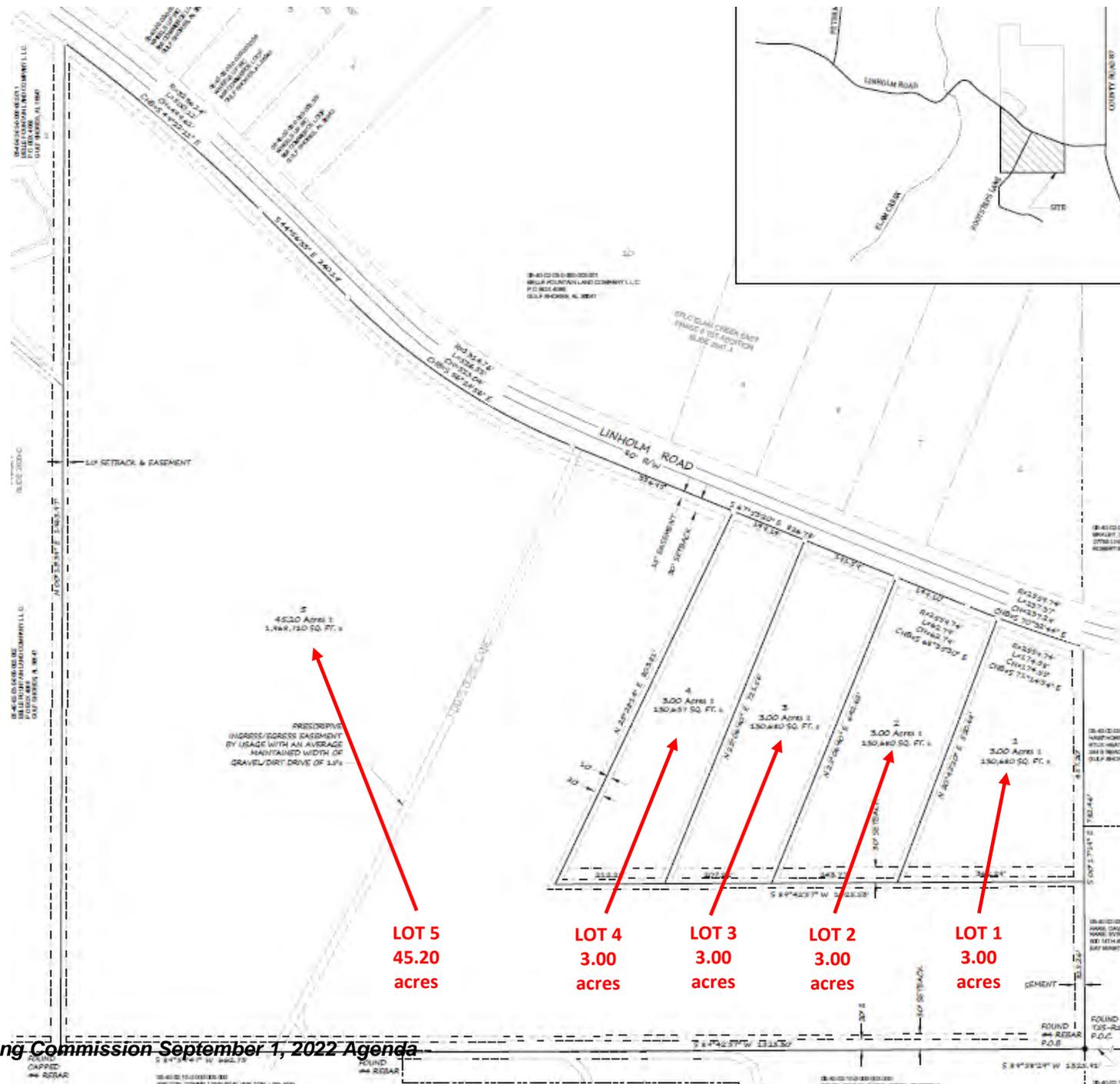
**Wetlands:** No wetlands present on subject site

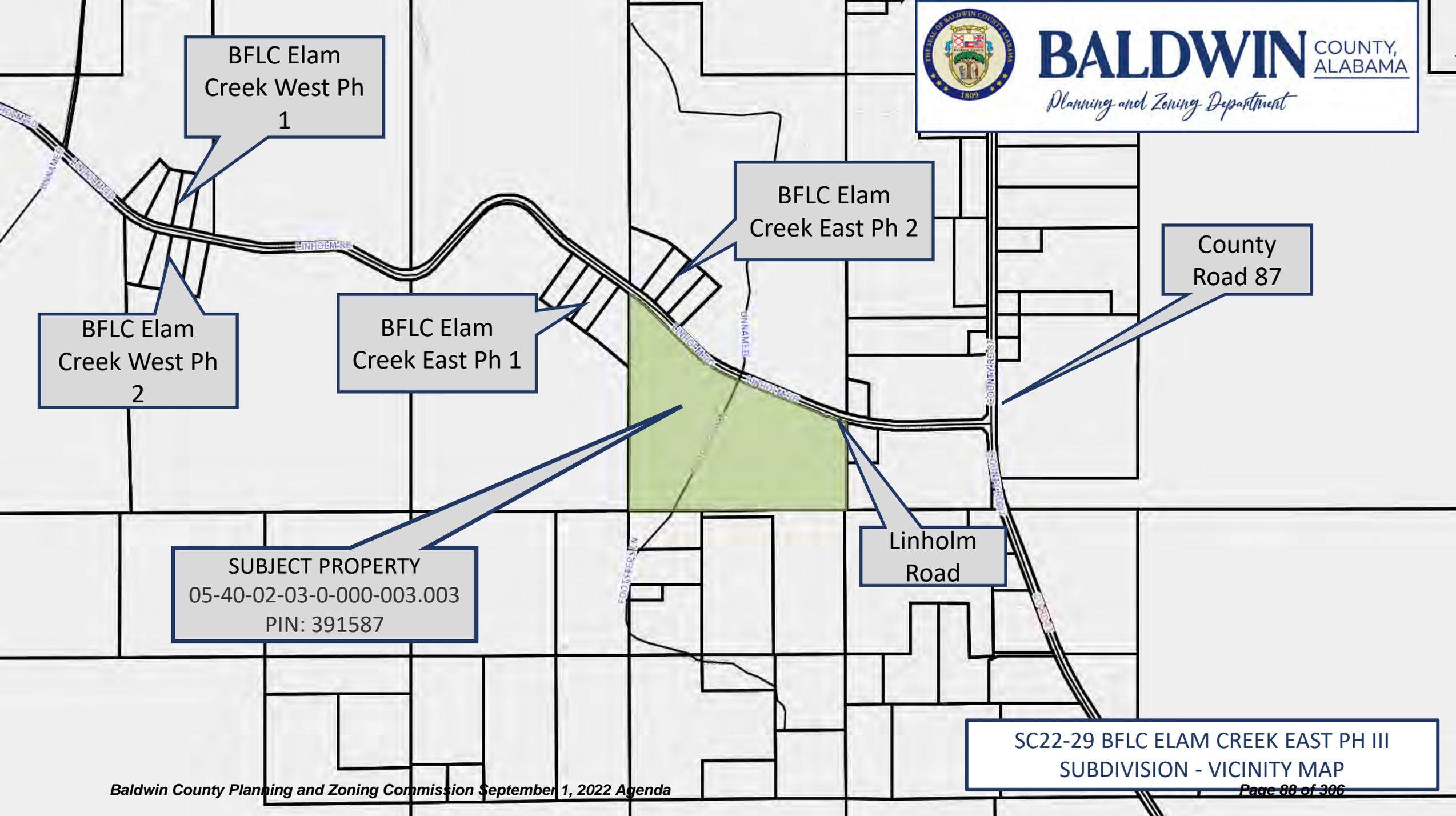
**Streets / Roads:** **No new streets**, roads, sidewalk, or curb and gutter to be installed by the subdivision..

**Utility Providers:**

- Water: On-Site Well
- Electrical: Baldwin EMC
- Septic: On-Site Septic







BFLC Elam  
Creek West Ph  
1

BFLC Elam  
Creek West Ph  
2

BFLC Elam  
Creek East Ph 1

BFLC Elam  
Creek East Ph 2

County  
Road 87

SUBJECT PROPERTY  
05-40-02-03-0-000-003.003  
PIN: 391587

Linholm  
Road

SC22-29 BFLC ELAM CREEK EAST PH III  
SUBDIVISION - VICINITY MAP



BFLC Elam  
Creek West Ph  
1

BFLC Elam  
Creek East Ph 2

Linholtm  
Road

County  
Road 87

BFLC Elam  
Creek West Ph  
2

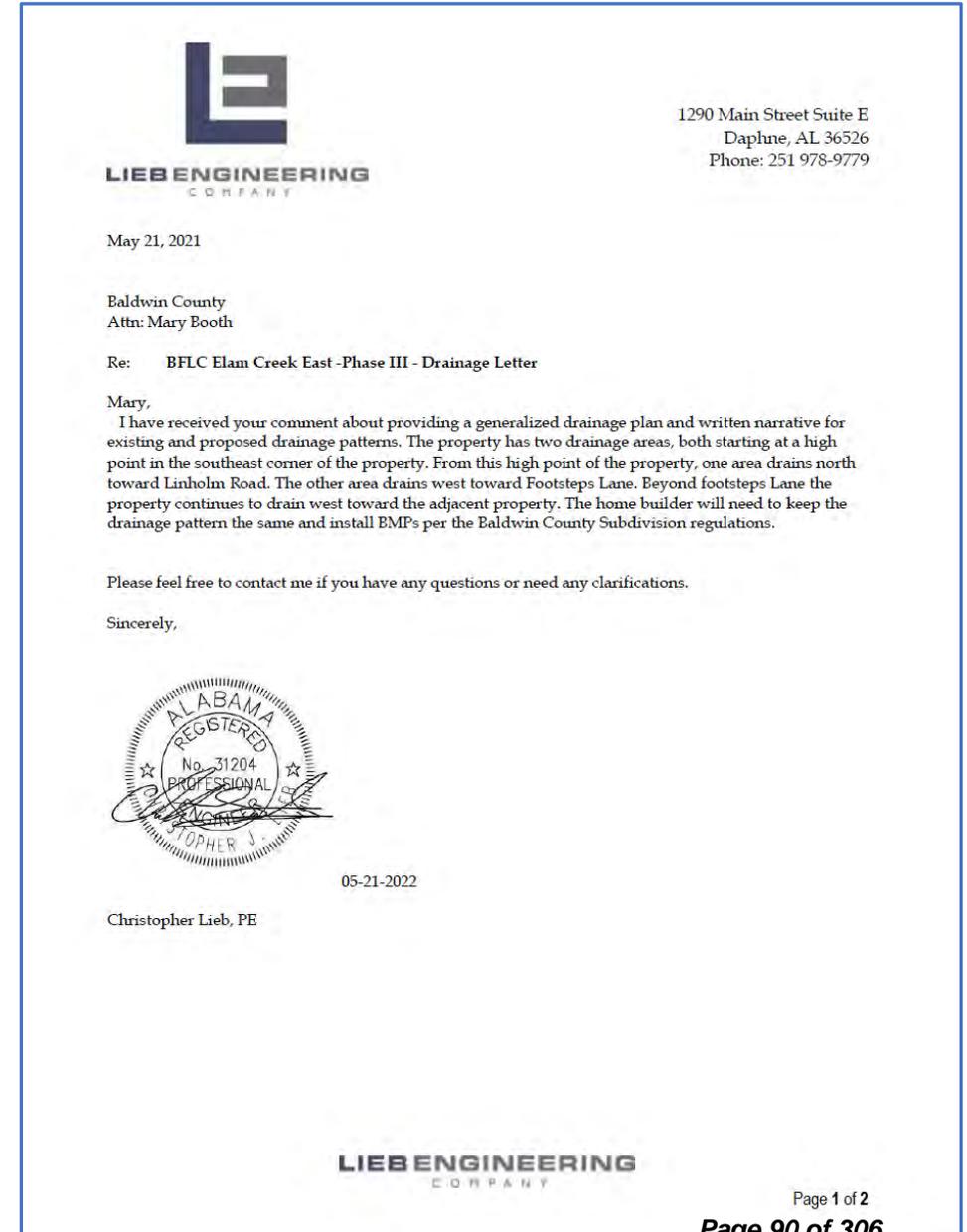
BFLC Elam  
Creek East Ph 1

SUBJECT PROPERTY  
05-40-02-03-0-000-003.003  
PIN: 391587

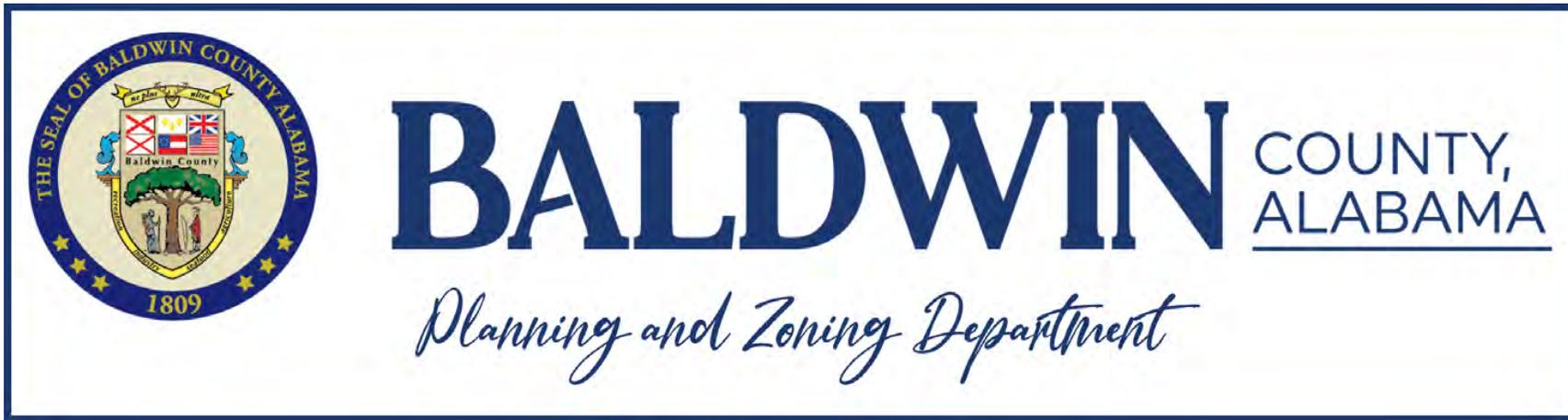
SC22-29 BLFC ELAM CREEK EAST PH III  
SUBDIVISION - AERIAL VIEW

## Staff Comments

- Chris Lieb, P.E., of Lieb Engineering Company, prepared a written drainage narrative for subject property
  - The drainage pattern will remain after the subdivision is created. There will be no need to install stormwater mitigation due to the creation of the subdivision.
  - There are no new roads nor impervious improvements slated to be built as part of this subdivision.
  - The written drainage narrative has been reviewed and accepted by the Baldwin County Highway Department.



There are no conditions for approval and Staff recommends that the Preliminary Plat application for Case No. SC22-29, BFLC Elam Creek East Phase III Subdivision, be APPROVED subject to compliance with the Baldwin County Subdivision Regulations.



SUBDIVISION PRELIMINARY PLAT REQUEST  
SC22-37 COUNTY ROAD 87 SUBDIVISION  
SEPTEMBER 1, 2022

PRESENTED BY: MARY BOOTH, SUBDIVISION COORDINATOR

# 10.d) SC22-37 COUNTY ROAD 87 SUBDIVISION

September 1, 2022

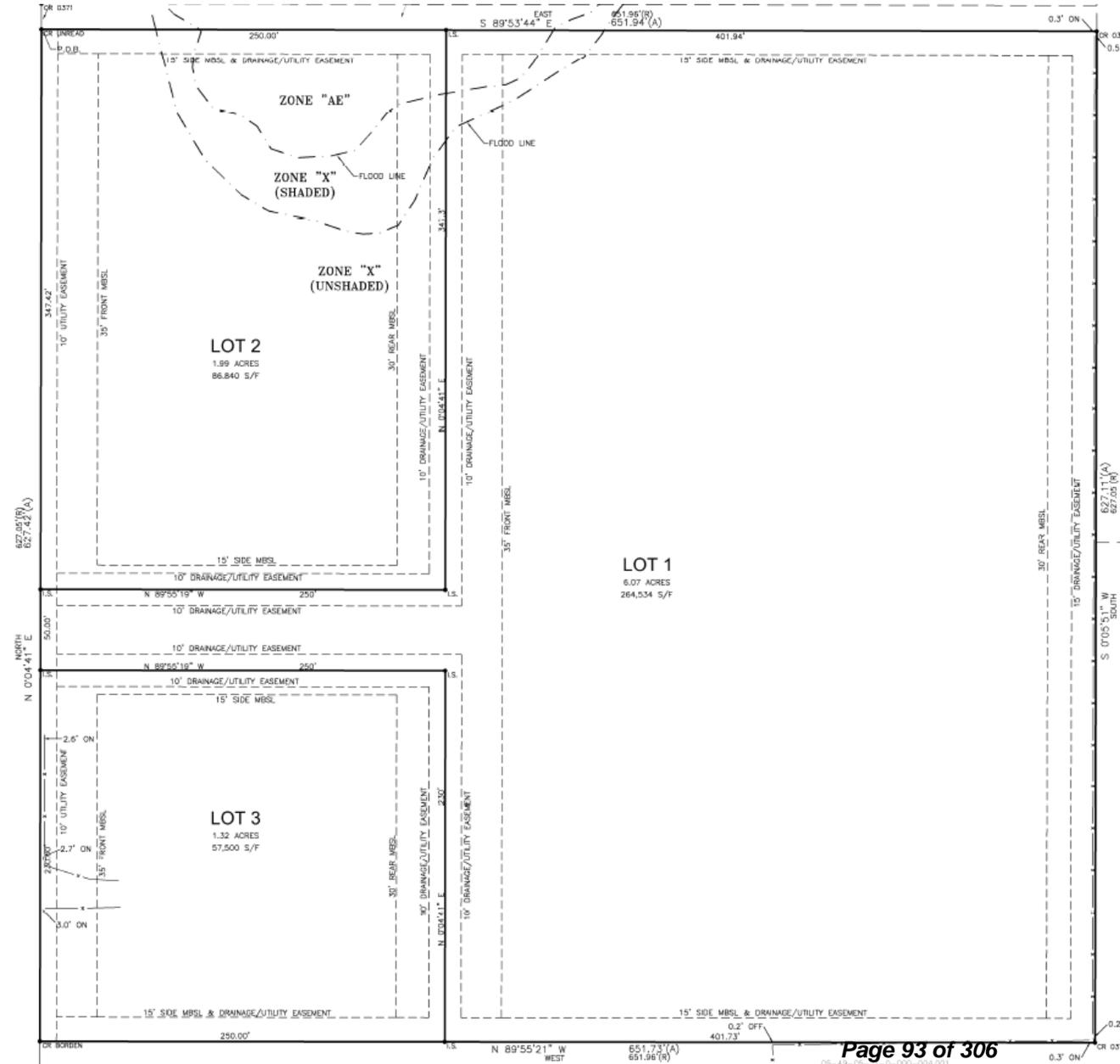
Request before Planning Commission:

**Preliminary Plat** approval  
COUNTY ROAD 87 Subdivision,  
a 3-lot subdivision

Staff recommendation: **APPROVAL**

To view maps/plats in higher resolution and public comments received related to this case, please visit the "Upcoming Items" Planning and Zoning webpage :

<https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>



**Location:** Subject property is located on east side of County Road 87 approximately 0.50 miles south of County Road 38.

**Planning District:** 13

**Zoning:** The citizens of Planning District 13 have **not implemented zoning**

**Total Property Area to be divided:** 9.34 acres

**Total # of Lots requested:** 3 **lots**, smallest lot is 1.32 acres

**Surveyor:** J. Brett Orrell, PLS, *Poly Surveying*  
28810 Hwy 98, Suite F, Daphne, AL 36526

**Owner / Developer:** Alain D. Mesa & Katuska A. Hernandez  
19350 County Road 87, Elberta, AL 36530

**Online Case File Number:** The official case number for this application is SC22-37, however, when searching online CitizenServe database, please use SC22-000037.

**Parcel:** 05-49-05-21-0-000-004.000

**PIN:** 65172

**Traffic Study:** **Not required** (less than **50 lots** requested and thus not required per Article 5, section 5.5.14)

**Drainage Improvements:** **No improvements** required. Drainage letter by Jason Wooten, P.E., Wooten Engineering

**Wetlands:** **None** appear to be present on subject property

**Streets / Roads:** **No new streets**, roads, sidewalk, or curb and gutter to be installed by the subdivision..

**Utility Providers:**

- Water: East Central Baldwin Water Authority
- Electrical: Baldwin EMC
- Sewer: On-Site Septic

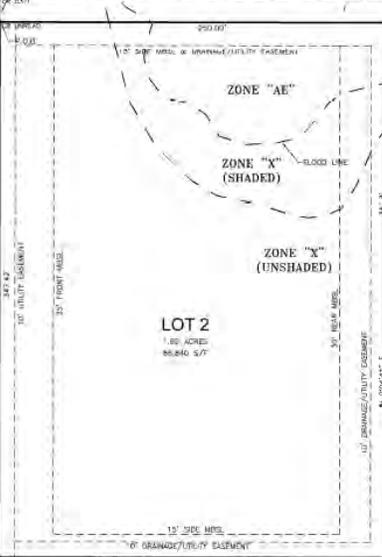


CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY HEALTH DEPARTMENT

THE OFFICE ON THIS DATE HAS REVIEWED THE PLANS FOR THE BALDWIN COUNTY HEALTH DEPARTMENT... THE APPROVED MAY BE SUBJECT TO APPROVAL OR OBJECTION BY THE BALDWIN COUNTY HEALTH DEPARTMENT...

SIGNED THIS 14th DAY OF SEPTEMBER 2022

AUTHORIZED SIGNATURE



COUNTY ROAD 87 (80' R/W)



CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION

THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF THE SAME IN THE PUBLIC OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 14th DAY OF SEPTEMBER 2022.

SIGNED THIS 14th DAY OF SEPTEMBER 2022

AUTHORIZED SIGNATURE



SITE DATA TABLE	
TOTAL LAND AREA:	5.31 ACRES ±
TOTAL NUMBER OF LOTS:	3
SMALLEST LOT SIZE:	1.32 ACRES (LOT 3)
TOTAL AREA AND PERCENTAGE OF DETENTION/RETENTION FACILITIES:	0.50 FT (0%)
TOTAL LINEAR FOOTAGE OF PROPOSED STREETS:	0.00 FT
ZONING DISTRICT:	BALDWIN COUNTY, UNINCORPORATED PLANNING DISTRICT 1.3
SETBACK REQUIREMENTS (UNLESS OTHERWISE NOTED):	FRONT: 15 FEET REAR: 20 FEET SIDE: 15 FEET
UTILITIES:	ELECTRIC - BALDWIN COUNTY EMC WATER - EAST CENTRAL BALDWIN COUNTY WATER, SEWER & FIRE PROTECTION AUTHORITY SEWER - ON-SITE SEPTIC



GENERAL NOTES

- OWNER OF RECORD: BEA, ALAN S. HENRIKSEN, 131 HENRIKSEN DRIVE, WETUMPA, ALABAMA 36082
- NAME AND REGISTRATION NO. OF BALDWIN COUNTY ENGINEER: BRETT ORRELL, ALA. REG. NO. 21836-S
- PARCEL IDENTIFICATION NUMBER: 10-49-00-21-00-00-0400
- THIS SURVEY DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS READILY APPARENT ON THE SURFACE OR PROVIDED BY CLIENT
- VERTICAL COORDINATES SHOWN HEREON ARE REFERENCED TO STATE PLANE COORDINATES, ALABAMA WEST ZONE, NAD 83 AND MORE ESTABLISHED CONTROL OR BEST OPINION OBSERVATION.
- IMPROVED SHOW HEREON ARE STATE PLANE COORDINATE OVER BEARINGS AND ARE NOT SUDJECT BEARINGS.
- BALDWIN COUNTY WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF SAID COMMON AREAS OR DRAINAGE FACILITIES.
- SEWER - ON-SITE SEPTIC
- WE FIND THE FOLLOWING OUTSTANDING MORTGAGES AFFECTING THE PROPERTY:
  - MORTGAGE DATED APRIL 15, 2014 AS ENTERED IN HENRIKSEN'S RECORDS AS BEARING FOR SAID MORTGAGE, DATED APRIL 15, 2014 AND RECORDED IN INSTRUMENT NO. 177420
  - MORTGAGE FROM ALAN S. HENRIKSEN AS HENRIKSEN TO TRUSTEES NATIONAL BANK DATED APRIL 27, 2014 AND RECORDED IN INSTRUMENT NO. 179120, WHICH WAS MODIFIED BY MODIFICATION OF MORTGAGE DATED SEPTEMBER 2, 2015 AND RECORDED IN INSTRUMENT NO. 181654

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY ENGINEER: THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF SAME IN THE PUBLIC OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 14th DAY OF SEPTEMBER 2022.

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY ENGINEER ADDRESSING THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY ENGINEER, HEREBY APPROVES THE ROAD NAMED AS ENTERED IN THE WITHIN PLAN AND HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF SAME IN THE PUBLIC OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 14th DAY OF SEPTEMBER 2022.

AUTHORIZED SIGNATURE: CERTIFICATE OF APPROVAL BY BALDWIN EMC (ELECTRIC): THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN EMC, HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF THE SAME IN THE PUBLIC OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 14th DAY OF SEPTEMBER 2022.

AUTHORIZED SIGNATURE: BALDWIN EMC: CERTIFICATE OF APPROVAL BY EAST CENTRAL BALDWIN COUNTY WATER, SEWER & FIRE PROTECTION AUTHORITY (WATER): THE UNDERSIGNED, AS AUTHORIZED BY EAST CENTRAL BALDWIN COUNTY WATER, SEWER & FIRE PROTECTION AUTHORITY, HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF THE SAME IN THE PUBLIC OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 14th DAY OF SEPTEMBER 2022.

AUTHORIZED SIGNATURE: EAST CENTRAL BALDWIN COUNTY WATER, SEWER & FIRE PROTECTION AUTHORITY: CERTIFICATE OF APPROVAL BY BALDWIN COUNTY PLANNING DIRECTOR: THE UNDERSIGNED, AS PLANNING DIRECTOR OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF SAME IN THE PUBLIC OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 14th DAY OF SEPTEMBER 2022.

COUNTY PLANNING DIRECTOR: MORTGAGEE'S ACCEPTANCE: IN WITNESS WHEREOF, THE OWNERS OF THE MORTGAGE ON THE ATTACHED DESCRIBED PROPERTY HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY THE UNDERSIGNED OFFICERS, THEREWITH FULL AUTHORITY ON THIS THE 14th DAY OF SEPTEMBER 2022.

MORTGAGEE'S ACCEPTANCE: IN WITNESS WHEREOF, THE OWNERS OF THE MORTGAGE ON THE ATTACHED DESCRIBED PROPERTY HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY THE UNDERSIGNED OFFICERS, THEREWITH FULL AUTHORITY ON THIS THE 14th DAY OF SEPTEMBER 2022.

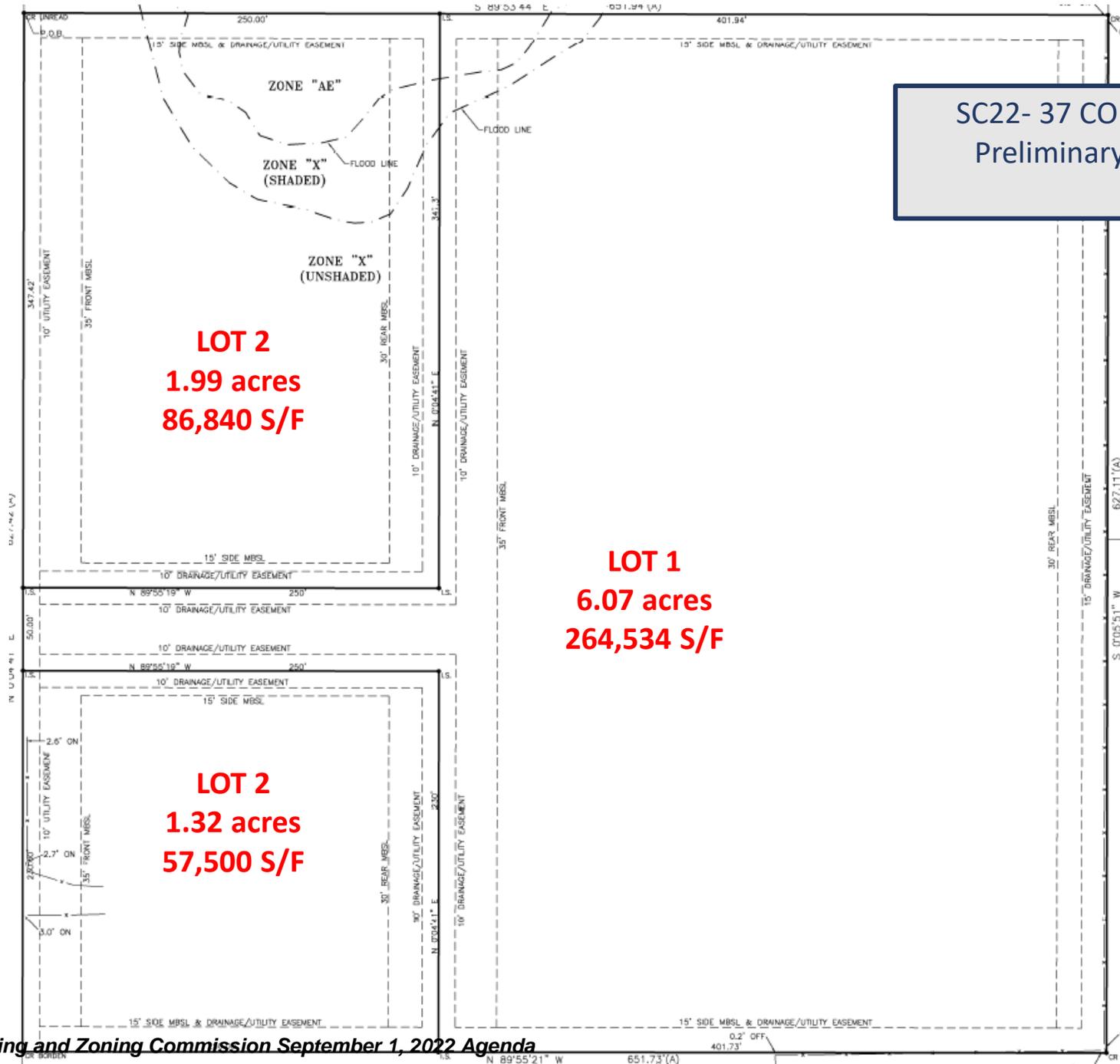
ACKNOWLEDGMENT OF NOTARY PUBLIC: STATE OF ALABAMA, COUNTY OF BALDWIN, I, \_\_\_\_\_, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT ALAN S. HENRIKSEN & MARILYN A. HENRIKSEN, WHOSE NAMES AS \_\_\_\_\_ OF THE \_\_\_\_\_ IS KNOWN TO ME, IS KNOWN TO ME, AND WHO IS KNOWN TO BE, KNOWN BEFORE ME ON THIS DAY THAT BEING AWARE OF THE CONTENTS OF THE INSTRUMENT AND OF SUCH OFFICERS AND WHO FULLY UNDERSTANDS THE SAME INSTRUMENT FOR AND AS THE ACT OF SAID CORPORATION.

UPON UNDER MY HAND AND OFFICIAL SEAL, THIS 14th DAY OF SEPTEMBER 2022.

NOTARY PUBLIC: STATE OF ALABAMA, COUNTY OF BALDWIN, I, \_\_\_\_\_, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT ALAN S. HENRIKSEN & MARILYN A. HENRIKSEN, WHOSE NAMES AS \_\_\_\_\_ OF THE \_\_\_\_\_ IS KNOWN TO ME, IS KNOWN TO ME, AND WHO IS KNOWN TO BE, KNOWN BEFORE ME ON THIS DAY THAT BEING AWARE OF THE CONTENTS OF THE INSTRUMENT AND OF SUCH OFFICERS AND WHO FULLY UNDERSTANDS THE SAME INSTRUMENT FOR AND AS THE ACT OF SAID CORPORATION.

**POLY SURVEYING**  
 BRUCE W. POLY  
 2000 W. STATE ST. SUITE 100  
 BALDWIN, AL 36505  
 P: 850-939-4444  
 F: 850-939-7001  
 www.poly-surveying.com

COUNTY ROAD 87 SUBDIVISION  
 SECTION 21, T8S, R5E, ELBERTA, ALABAMA 36530  
 BALDWIN COUNTY, ALABAMA  
 SHEET NO. 1 OF 1



SC22- 37 COUNTY ROAD 87 SUBDIVISION  
Preliminary plat cropped and enlarged  
to show details

**LOT 2**  
**1.99 acres**  
**86,840 S/F**

**LOT 1**  
**6.07 acres**  
**264,534 S/F**

**LOT 2**  
**1.32 acres**  
**57,500 S/F**



Felix Hill Drive

County Road  
38

County Road 87

SUBJECT PROPERTY  
05-49-05-21-0-000-004.000  
PIN: 065172

SC22-37 COUNTY ROAD 87 SUBDIVISION  
VICINITY MAP

Perdido Bay



# BALDWIN COUNTY, ALABAMA

*Planning and Zoning Department*

Felix Hill Drive

County Road 38

SUBJECT PROPERTY  
05-49-05-21-0-000-004.000  
PIN: 065172

County Road 87

SC22-37 COUNTY ROAD 87 SUBDIVISION  
AERIAL MAP

## Staff Comments

Jason Wooten, P.E., of Wooten Engineering, prepared a written drainage narrative for subject property

- The proposed development will not increase the run-off rate and should have no adverse effects.
- There is no detention/retention planned due to minor runoff discharging directly to Blackwater River.
- The written drainage narrative was accepted by the Baldwin County Highway Department



1249 Pencarro Blvd  
Foley, Alabama 36535

T: (251) 269-8689  
jvw@wooteneng.com

July 11, 2022

Katuska & Alain Hernandez  
19350 County Road 87  
Elberta, Alabama 36530  
(251) 215-0406  
[katusa21@outlook.com](mailto:katusa21@outlook.com)

**RE: DRAINAGE REPORT FOR COUNTY ROAD 87, 19350 COUNTY ROAD 87, ELBERTA, ALABAMA**

Dear Mr. and Mrs. Hernandez

Wooten Engineering has prepared a drainage report for the property located at 19350 County Road 87. The following summarizes the findings of the report.

**Existing Conditions**

The subject site is located 500 feet south of the intersection of County Road 87 and the existing property is 9.3 acres. The site is generally sloping north and south and located within FEMA Flood Zone AE located near the north and pine with field grasses south and west edges of the site. The shallow concentrated flow discharges from the site leaves the subject property to the south. Further details of the existing conditions are provided in the attached report.

**Proposed Improvements**

The overall property is to be developed as Lot 2 and 3. The site shall be maintained as Lot 2 and 3. No site improvements are planned. The future improvements include the construction of driveways and minor site grading. The planned subdivision is shown on the attached site plan.

Site grading is projected to be completed. The grading of private driveways will be completed to direct surface runoff away from the site. The runoff will traverse to the south via sheet flow and shallow

time due to minor runoff increases discharging directly to the unnamed tributary of Blackwater River.

Future drainage culverts should be designed to convey a 25-year rain event without overtopping the corresponding driveway and/or county road. The minimum culvert size allowed by the Baldwin County Highway Department for a driveway is 18-inch diameter.

**Storm Water Analysis**

The effects of the proposed improvements have been analyzed using the SCS TR-55 Method to determine the impact to the existing drainage basin. SCS Curve Numbers were based on Hydrologic Soil Group A. Rainfall data were derived from NOAA Atlas 14, Volume 9, Version 2 for southern Baldwin County, Alabama. The overall drainage area considered for the project is 9.99 acres. A summary of the hydrologic conditions for the existing property and the planned improvements is presented in the table below:

**Summary of Site Hydrology**

Design Storm	Existing Conditions Runoff (cfs)	Planned Conditions Runoff (cfs)	Variance from Existing Conditions
2 Year	2.63	3.10	+0.47
5 Year	7.87	8.76	+0.89
10 Year	14.85	16.04	+1.19
25 Year	27.98	29.56	+1.58
50 Year	41.10	42.95	+1.85
100 Year	56.50	58.59	+2.09

According to the results of our analyses, the proposed improvements will have minimal impact to the existing drainage conditions with post-construction storm water release estimated to be a minimal increase. It is estimated that storm water runoff will increase by 0.47 to 2.09 cfs once Lots 2 & 3 are fully developed. No detention and/or retention is planned at this time since the minimal increase to runoff is directly released to an existing drainage way and is not anticipated to impact neighboring public and/or private property. Please contact me if you have any questions concerning this report. Drainage schematics of existing conditions and planned conditions are attached for review.

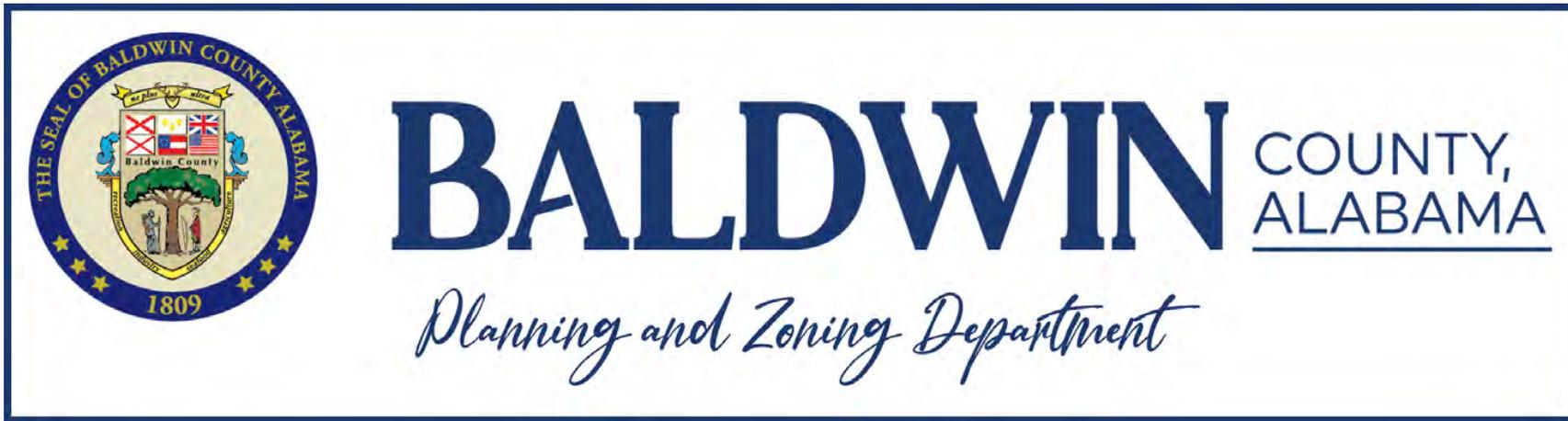
Respectfully,



Jason W. Wooten, P.E.

ATTACHMENTS - Drainage Schematics

Staff recommends that the Preliminary Plat application for Case No SC22-37, COUNTY ROAD 87 Subdivision, be **APPROVED** subject to compliance with the Baldwin County Subdivision.



SUBDIVISION PRELIMINARY PLAT REQUEST  
SC22-38 DELANEY SUBDIVISION  
SEPTEMBER 1, 2022

PRESENTED BY: MARY BOOTH, SUBDIVISION COORDINATOR

September 1, 2022

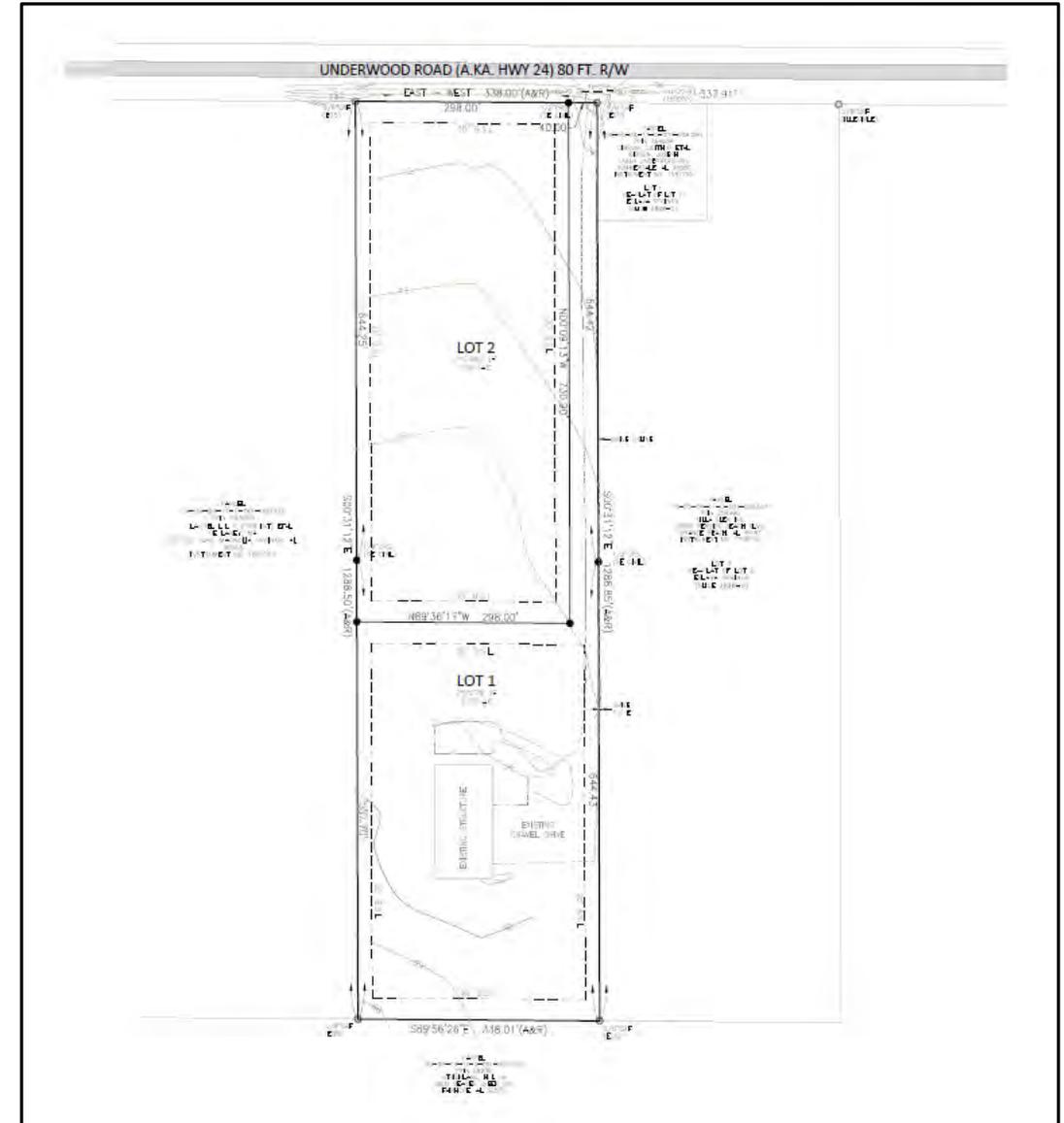
Request before Planning Commission:

**Preliminary Plat** approval  
DELANEY Subdivision,  
a 2-**lot** subdivision

Staff recommendation: **APPROVAL**

To view maps/plats in higher resolution and public comments received related to this case, please visit the “Upcoming Items” Planning and Zoning webpage :

<https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>



**Location:** Subject property is located on the south side of County Road 24 (Underwood Road) and east of County Road 9.

**Planning District:** 11

**Zoning:** The citizens of Planning District 11 have **not implemented zoning**

**Total Property Area to be divided:** 10 acres

**Total # of Lots requested:** **2 lots**, each lot is 5 acres

**Surveyor:** David Diehl, PLS, *S.E. Civil Engineering & Surveying*  
9969 Windmill Road, Fairhope, AL 36532

**Engineering:** Larry Smith, P.E., *S.E. Civil Engineering & Surveying*  
9969 Windmill Road, Fairhope, AL 36532

**Owner / Developer:** AC09, LLC  
6301 Monroe Street, Daphne, AL 36526

**Online Case File Number:** The official case number for this application is SC22-38, however, when searching online CitizenServe database, please use SC22-000038.

**Parcel:** 05-55-04-17-0-001-008.003

**PIN:** 254495

**Traffic Study:** **Not required** (less than **50 lots** requested and thus not required per Article 5, section 5.5.14)

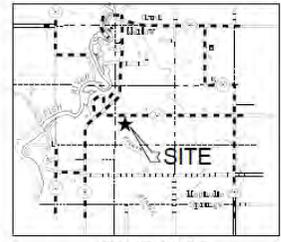
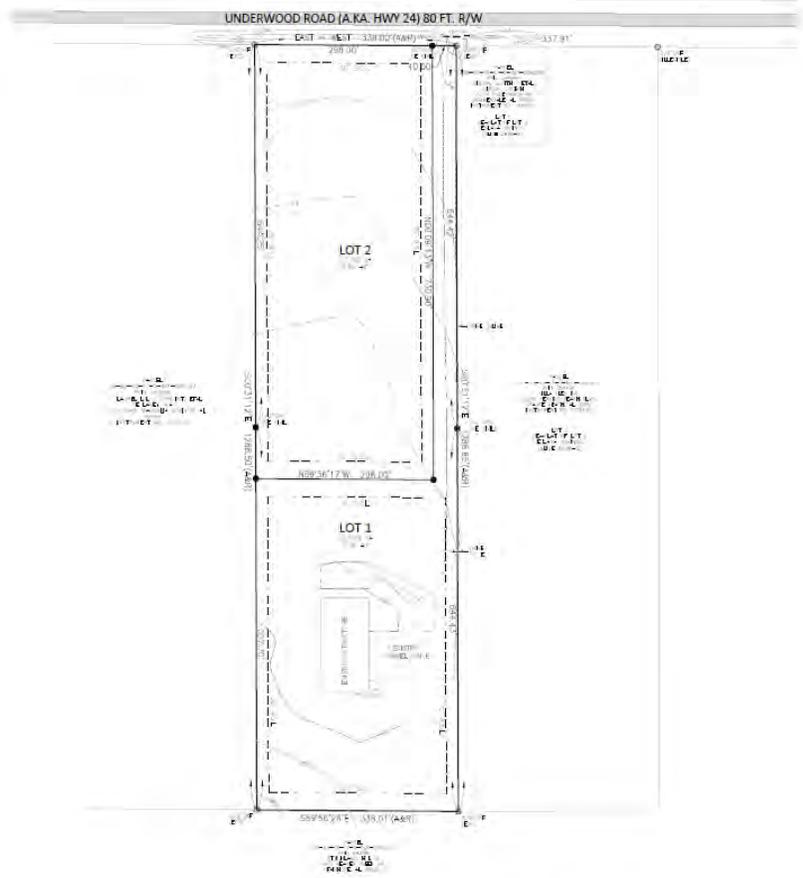
**Drainage Improvements:** **No improvements** required. Drainage letter by Larry Smith, P.E., S.E. Civil Engineering & Surveying

**Wetlands:** **None** appear to be present on subject property

**Streets / Roads:** **No new streets**, roads, sidewalk, or curb and gutter to be installed by the subdivision..

### Utility Providers:

- Water: City of Fairhope
- Electrical: Baldwin EMC
- Sewer: Baldwin County Sewer Service



VICINITY MAP  
1 INCH = 1 MILE

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY SEWER SERVICE  
THE BALDWIN COUNTY SEWER SERVICE HAS REVIEWED THE PROPOSED SEWER LAYOUT AND FINDS IT TO BE IN ACCORDANCE WITH THE BALDWIN COUNTY SEWER SERVICE DESIGN MANUAL.

CERTIFICATE OF THE BALDWIN COUNTY PLANNING DIRECTOR:  
THE BALDWIN COUNTY PLANNING DIRECTOR HAS REVIEWED THE PROPOSED SUBDIVISION AND FINDS IT TO BE IN ACCORDANCE WITH THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION ORDINANCES.

CERTIFICATION OF OWNERSHIP AND DEDICATION:  
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND I HEREBY DEDICATE THE SAME TO THE PUBLIC USE OF THE STATE OF ALABAMA.

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY EMC  
THE BALDWIN COUNTY ELECTRIC MOBILE COMPANY HAS REVIEWED THE PROPOSED ELECTRICAL LAYOUT AND FINDS IT TO BE IN ACCORDANCE WITH THE BALDWIN COUNTY EMC STANDARDS.

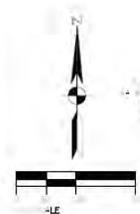
CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER  
THE BALDWIN COUNTY ENGINEER HAS REVIEWED THE PROPOSED ROAD LAYOUT AND FINDS IT TO BE IN ACCORDANCE WITH THE BALDWIN COUNTY ENGINEERING STANDARDS.

CERTIFICATE OF APPROVAL BY CITY OF FAIRHOPE (WATER)  
THE CITY OF FAIRHOPE HAS REVIEWED THE PROPOSED WATER LAYOUT AND FINDS IT TO BE IN ACCORDANCE WITH THE CITY OF FAIRHOPE WATER STANDARDS.

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION  
THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION HAS REVIEWED THE PROPOSED SUBDIVISION AND FINDS IT TO BE IN ACCORDANCE WITH THE COMMISSION'S ORDINANCES.

CERTIFICATION BY NOTARY PUBLIC:  
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALABAMA, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND I HEREBY DEDICATE THE SAME TO THE PUBLIC USE OF THE STATE OF ALABAMA.

CERTIFICATE OF APPROVAL BY E-911 ADDRESSING:  
THE BALDWIN COUNTY E-911 ADDRESSING DEPARTMENT HAS REVIEWED THE PROPOSED ADDRESSING LAYOUT AND FINDS IT TO BE IN ACCORDANCE WITH THE BALDWIN COUNTY E-911 ADDRESSING STANDARDS.



LEGEND:  
- - - - - LOT BOUNDARIES  
- - - - - UTILITY EASEMENTS  
- - - - - DRAINAGE EASEMENTS  
- - - - - FLOOD STATEMENT

DRAINAGE EASEMENTS  
EASEMENT TO THE STATE OF ALABAMA  
EASEMENT TO THE BALDWIN COUNTY SEWER SERVICE  
EASEMENT TO THE BALDWIN COUNTY EMC  
EASEMENT TO THE CITY OF FAIRHOPE  
EASEMENT TO THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION

FLOOD STATEMENT  
THE PROPOSED SUBDIVISION IS NOT LOCATED IN A FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) NO. 17033-01-0001, DATED 08/07/2010.

GENERAL NOTES:  
1. THE PROPOSED SUBDIVISION SHALL BE SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND STANDARDS OF THE BALDWIN COUNTY AND THE CITY OF FAIRHOPE.  
2. THE PROPOSED SUBDIVISION SHALL BE SUBJECT TO THE BALDWIN COUNTY SEWER SERVICE DESIGN MANUAL, THE BALDWIN COUNTY EMC STANDARDS, THE CITY OF FAIRHOPE WATER STANDARDS, AND THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION ORDINANCES.  
3. THE PROPOSED SUBDIVISION SHALL BE SUBJECT TO THE BALDWIN COUNTY E-911 ADDRESSING STANDARDS.

Owner: ACOB, LLC  
6301 Monroe Street  
Daphne, AL 36526  
Parcel Information  
Parcel Number: 05-55-00-17-0-001-000-003  
PIN: 254495  
Total Area: 10 acres  
Zoning: UN-ZONED  
Planning Dist: 11  
Total Lots: 2  
Min. Lot: 7,500 SF  
Smallest Lot: 5 AC  
Largest Lot: 5 AC

REQUIRED MINIMUM SETBACKS  
Front: 30 FT.  
Rear: 30 FT.  
Side: 10 FT.

Utility Providers:  
Water: CITY OF FAIRHOPE  
Sewer: BALDWIN COUNTY SEWER SERVICE  
Power: BALDWIN COUNTY EMC

SURVEYOR'S CERTIFICATE  
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA AND I HAVE PERSONALLY CONDUCTED THE SURVEY OF THE ABOVE DESCRIBED PROPERTY AND I HAVE FOUND THE SAME TO BE IN ACCORDANCE WITH THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION ORDINANCES.



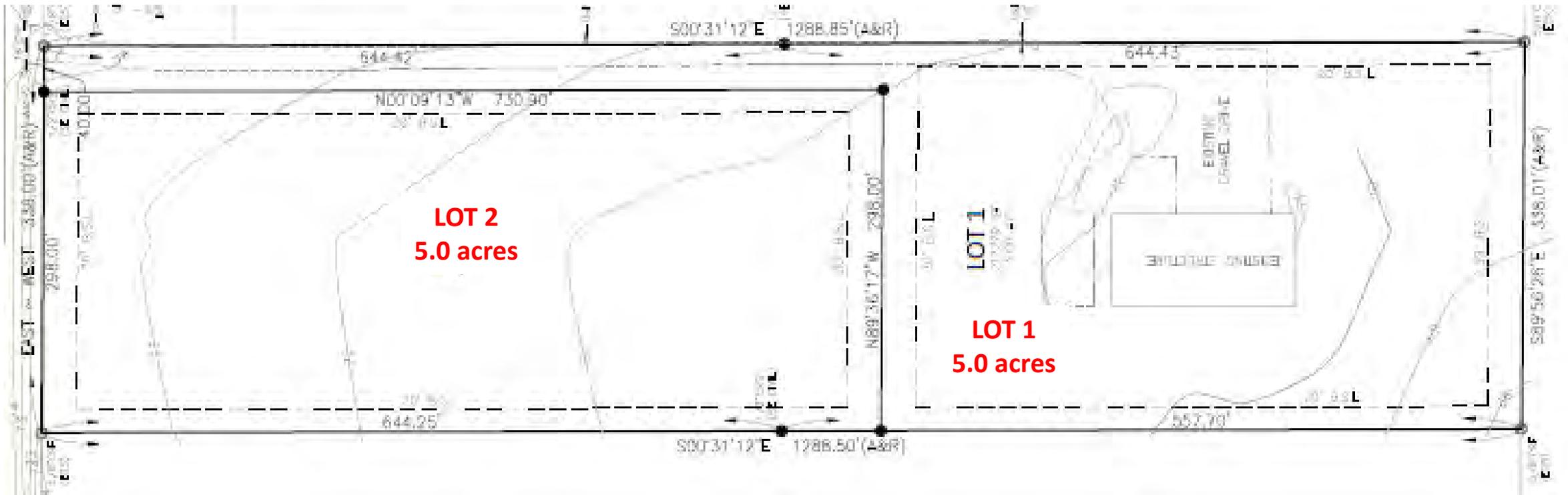
DELANEY  
SUBDIVISION  
A RESUBDIVISION OF LOT 1,  
ESLAVA SPRINGS SUBDIVISION  
AS RECORDED IN SLIDE 2103-D  
SEC 17, T-7-S, R-3-E  
AUGUST 5, 2022



FILED	_____
RECORDED	_____
INDEXED	_____
PLAT	_____



SC22- 32 DELANEY SUBDIVISION  
Preliminary plat cropped and enlarged  
to show details





# BALDWIN COUNTY, ALABAMA

*Planning and Zoning Department*

County Road 28

County Road 24  
(Underwood Road)

County Road 49

SUBJECT PROPERTY  
55-04-17-0-001-008.003  
PIN: 254495

County Road 9

SC22-38 DELANEY SUBDIVISION  
VICINITY MAP



# BALDWIN COUNTY, ALABAMA

*Planning and Zoning Department*

County Road 28

County Road 24  
(Underwood Road)

County Road 49

SUBJECT PROPERTY  
55-04-17-0-001-008.003  
PIN: 254495

County Road 9

SC22-38 DELANEY SUBDIVISION  
AERIAL VIEW



## Staff Comments

Larry Smith, P.E., of S.E. Civil Engineering & Surveying, prepared a written drainage narrative for subject property

- The proposed development will not increase the run-off rate and should have no adverse effects.
- No drainage improvements are recommended.
- The written drainage narrative was accepted by the Baldwin County Highway Department



August 17, 2022

Tyler Mitchell  
22070 AL-59  
Robertsdale, AL 36567

**Re :** Delaney Subdivision – Drainage Narrative

Dear Tyler:

The purpose of this 2-lot Division is to create a new large estate style lot. The new lot is 5.0 acres. The property is un-zoned. According to the client, the intent is for the lot to be used for Single Family Residential. The property is currently utilized for agricultural purposes. The southern 5-acre tract is already developed and the intent is for it to remain unchanged, therefore the drainage calculations have been limited to the new 5-acre parcel created.

The parcel slopes from the north to the southwest.

**Drainage to the SW**  
Drainage Area = 5 acres  
Tc = 32.0 minutes (kirpich) existing  
Tc = 34.2 minutes (kirpich) proposed

Existing CN Values:  
According to the USGS Soils Map, the 5 acre tract has approximately 2.33 acres of type B soils. Looking at historical imagery it appears the land has been used for Pasture/Grasslands for determining existing (conservative) CN value than row crops. According to the CN tables published by the USDA NRCS, Fair condition has a CN value of 49 for type A soils and 69 for type B soils. In addition, there is approximately 0.44 acres of gravel roadway. According to the USDA NRCS, gravel without vegetation has a CN value of 96 for all soil types. This gives us a weighted CN value of 62.

Cover description	Hydrologic condition
Pasture, grassland, or range—continuous forage for grazing "	Poor
	Fair
	Good

Proposed CN Values:  
We utilized estate lots (2 acre min.) CN values for the proposed condition. The proposed condition has approximately 2.33 acres of type A soils and 2.23 acres of type B soils. According to the USDA NRCS estate lots has a CN value of 46 for type A soils and 65 for type B soils. In addition, there is approximately 0.44 acres of gravel roadway. According to the USDA NRCS, gravel without vegetation has a CN value of 96 for all soil types. This gives us a weighted CN value of 59.

Residential districts by average lot size

9969 Windmill Road                      Fairhope, Alabama 36532

Refer to the chart below for a pre/post comparison:

SW Property Line			
Storm Event	Existing Q (cfs)	Proposed Q (cfs)	Reduction (cfs)
2	6.27	5.21	1.06
5	10.30	8.90	1.40
10	14.43	12.76	1.67
25	21.21	19.15	2.06
50	27.39	25.04	2.35
100	34.24	31.62	2.62

Please see the attached soils map and run-off calculations. The proposed development will not increase the run-off rate and should not have adverse effects.

If you have any questions, please let me know.

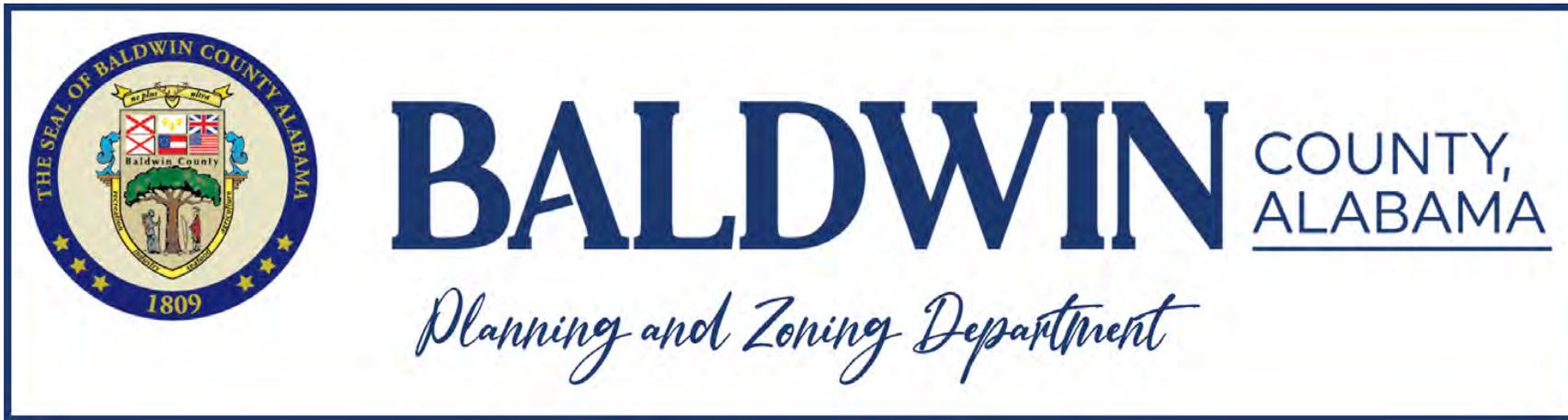
Sincerely,



Larry Smith, PE  
Partner



Staff recommends that the Preliminary Plat application for Case No SC22-38, DELANEY Subdivision, be **APPROVED** subject to compliance with the Baldwin County Subdivision.



BALDWIN COUNTY PLANNING AND ZONING COMMISSION  
REGULAR MEETING

SEPTEMBER 1, 2022

BALDWIN COUNTY CENTRAL ANNEX

ROBERTSDALE, AL

# 10.f) SC22-39 95/98 CROSSROADS SUBDIVISION

September 1, 2022

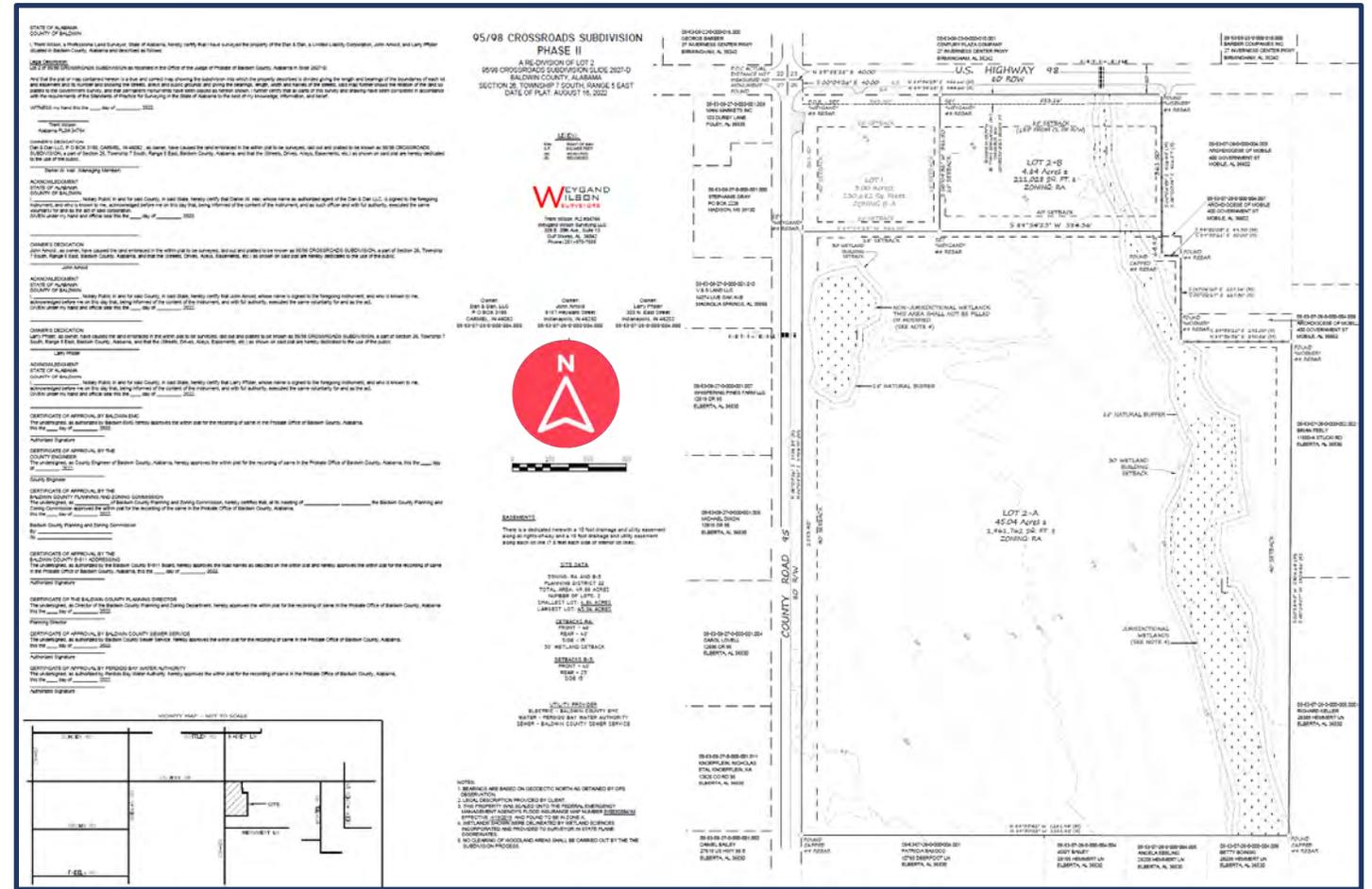
Request before Planning Commission:

**Preliminary Plat approval**  
95/98 Crossroads Subdivision,  
a **2-lot** subdivision

Staff recommendation: **APPROVAL**

To view maps/plats in higher resolution and public comments received related to this case, please visit the “Upcoming Items” Planning and Zoning webpage :

<https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>



**Location:** Subject parcel is on southeast corner at the intersection of County Rd. 95 and US Highway 98. It is east of Elberta.

**Planning District:** 22

**Zoning:** RA

**Total Property Area to be divided:** 49.88+/- acres

**Total # of Lots requested:** 2 lots

Lots 1: 4.84

Lot 2: 45.04

**Surveyor:** Trent Wilson, *Weygand Wilson Surveyors*  
229 E. 20<sup>th</sup> Ave, Suite 12, Gulf Shores, AL 36542

**Owners / Developers:**

*Dan & Dan, LLC.*, PO Box 3185, Carmel, IN 46082  
John Arnold, 8157 Heyward St., Indianapolis, IN 46250  
Larry Pfister, 303 N. East St., Indianapolis, IN 46202

**Online Case File Number:** The official case number for this application is SC22-39, however, when searching online CitizenServe database, please use SC22-000039.

**Parcel:** 05-53-07-26-0-000-004.000

**PIN:** 66253

**Traffic Study:** Not required (less than 50 lots requested and thus not required per Article 5, section 5.5.14)

**Drainage Improvements:** None required, see drainage narrative included herein.

**Wetlands:** Wetland report prepared by Craig Martin of *Wetland Sciences, Inc.*

**Streets / Roads:** No new streets, roads, sidewalk, or curb and gutter to be installed by the subdivision..

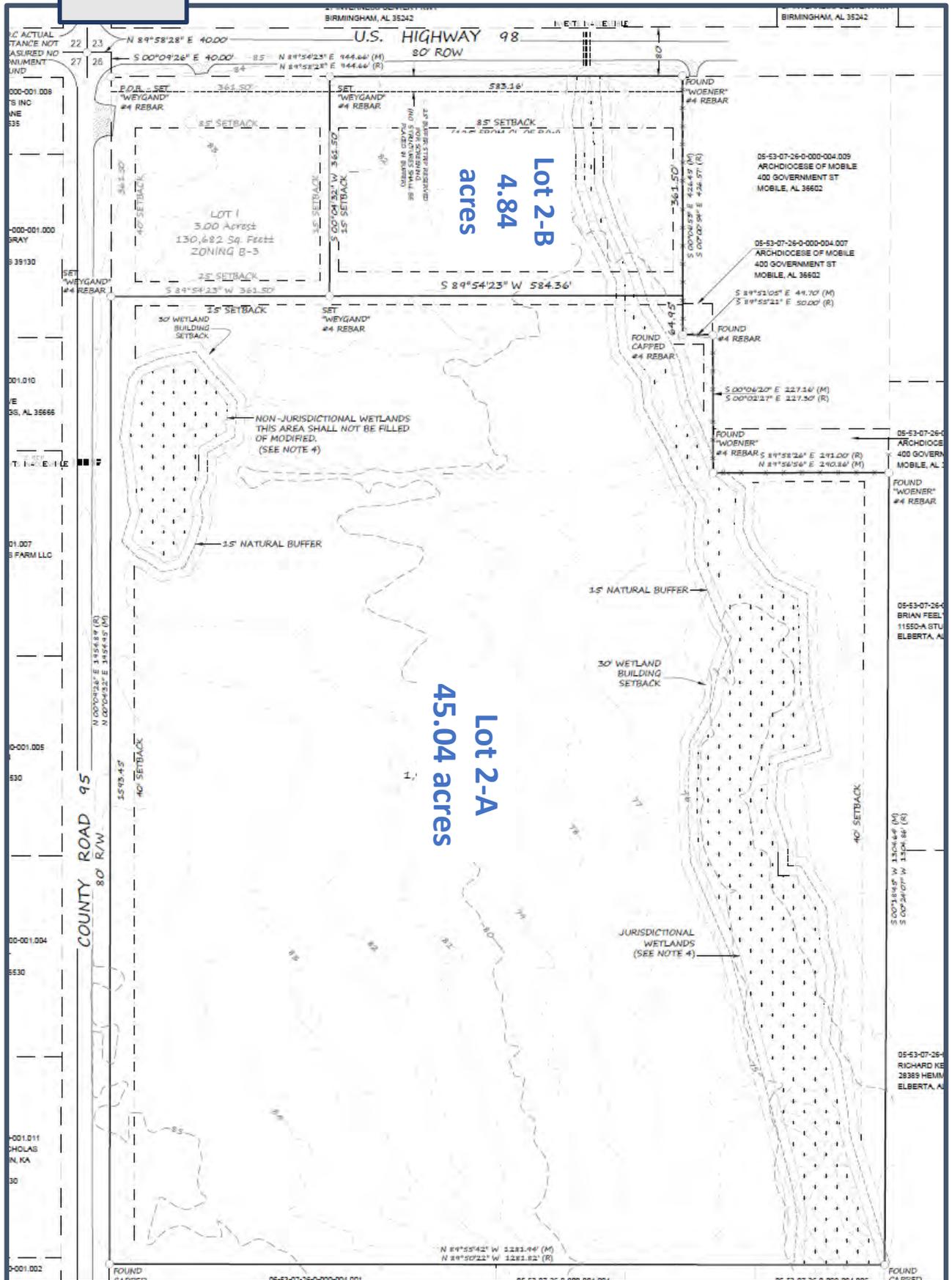
**Utility Providers:**

- Water: Perdido Bay Water Authority
- Sewer: Baldwin County Sewer Service
- Electrical: Baldwin County EMC



SC22-39 95/98 Crossroads  
Preliminary plat cropped and enlarged  
to show details

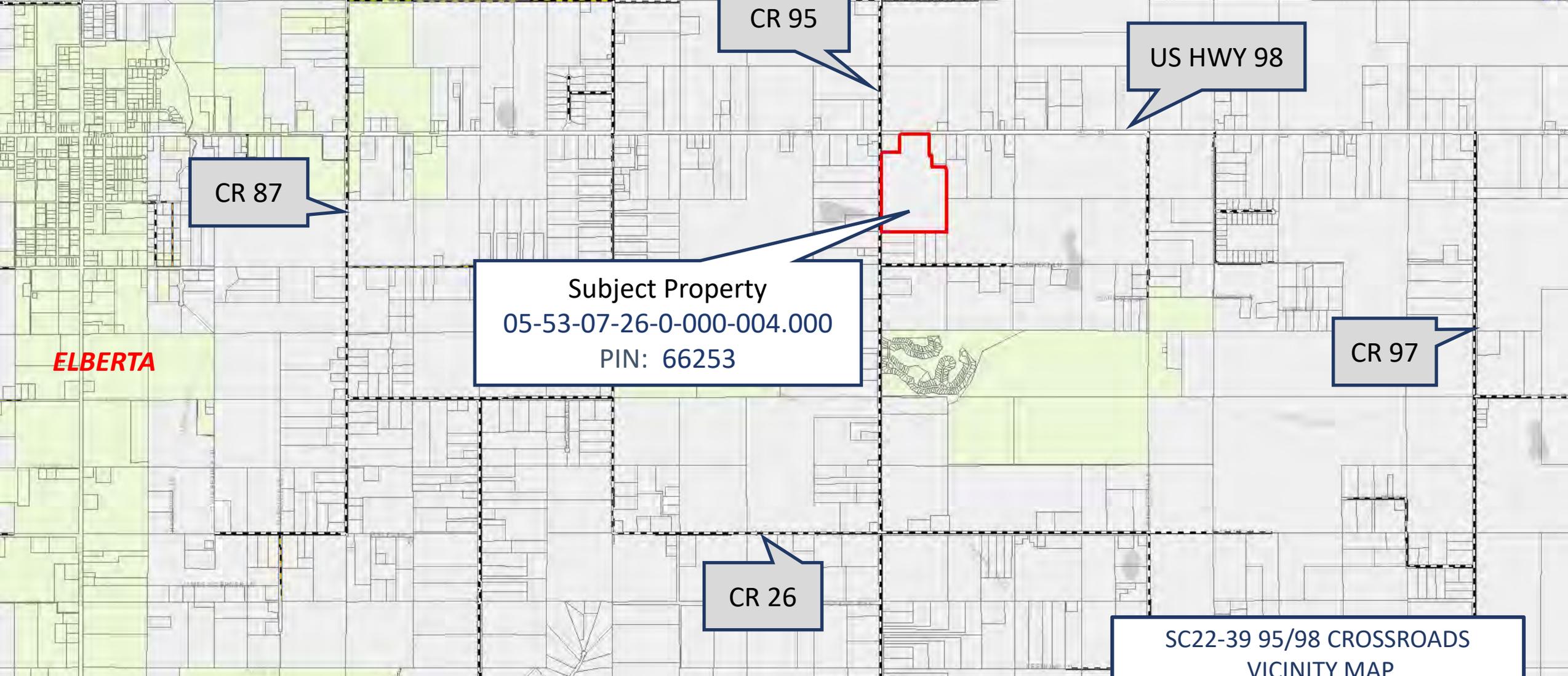
Baldwin County Planning and Zoning Commission September 1, 2022 Agenda





# BALDWIN COUNTY, ALABAMA

*Planning and Zoning Department*



CR 95

US HWY 98

CR 87

Subject Property  
05-53-07-26-0-000-004.000  
PIN: 66253

CR 97

**ELBERTA**

CR 26

SC22-39 95/98 CROSSROADS  
VICINITY MAP



# BALDWIN COUNTY, ALABAMA

*Planning and Zoning Department*

CR 95

US HWY 98

Breman Rd

Wortel Rd.

Subject Property  
05-53-07-26-0-000-004.000  
PIN: 66253

SC22-39 95/98 CROSSROADS  
AERIAL VIEW



# BALDWIN COUNTY, ALABAMA

*Planning and Zoning Department*

**RSF-4**

CR 95

US HWY 98

**B2**

**B3**

**RA**

Wortel Rd.

Breman Rd

**RTF-4**

Subject Property  
05-53-07-26-0-000-004.000  
PIN: 66253

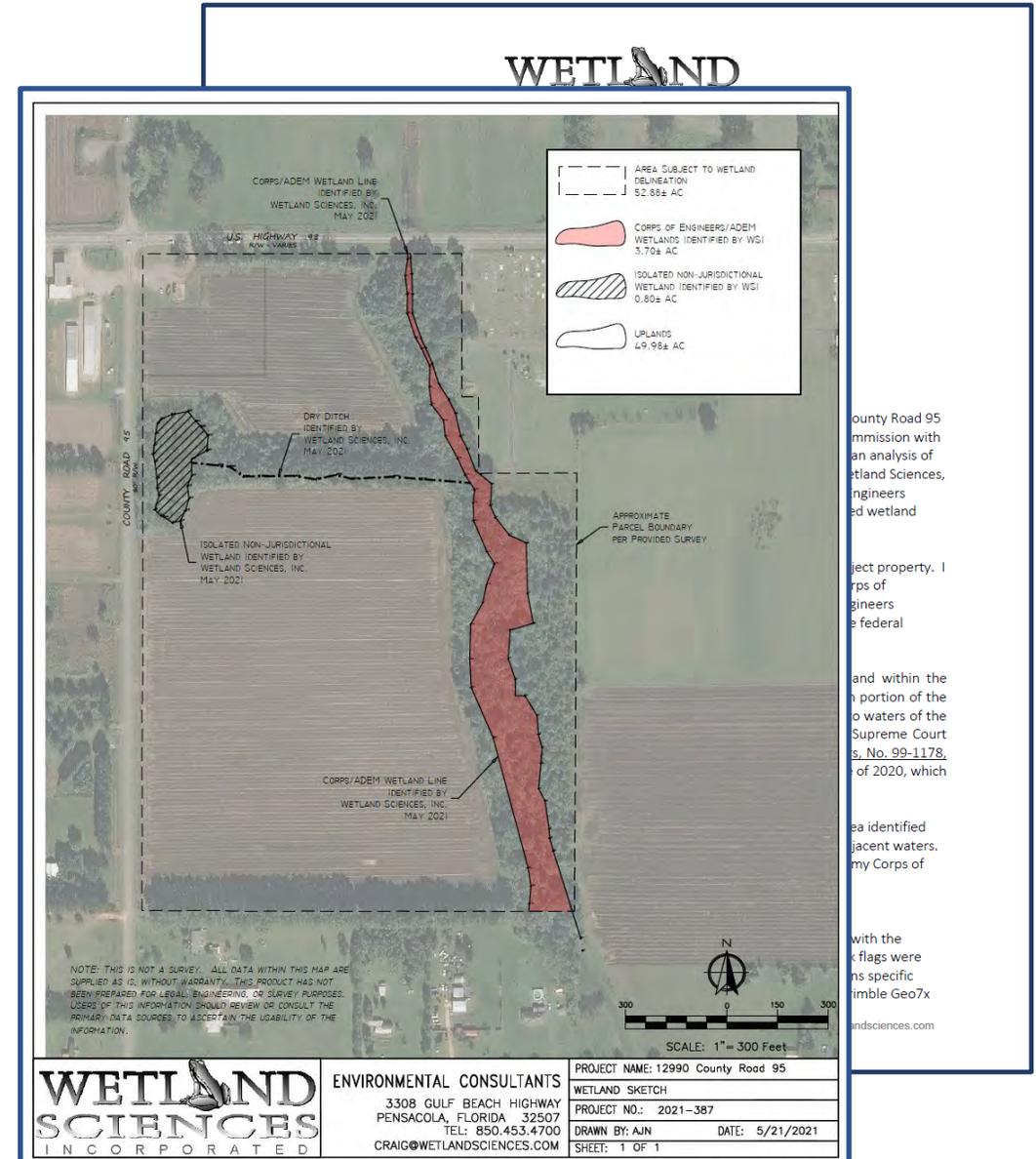


**ELBERTA**

SC22-39 95/98 CROSSROADS  
ZONING MAP

## Staff Comments

- Craig Martin, Senior Scientist at *Wetland Sciences, Inc.* prepared a wetland assessment for subject property
  - Jurisdictional and non-jurisdictional wetlands were found.
  - A 30' wetland building setback and 15' natural buffer are shown on plat



County Road 95  
Commission with  
an analysis of  
Wetland Sciences,  
engineers  
ed wetland

ject property. I  
rps of  
ngineers  
e federal

and within the  
n portion of the  
o waters of the  
Supreme Court  
s. No. 99-1178,  
of 2020, which

ea identified  
jacent waters.  
my Corps of

with the  
k flags were  
ns specific  
imble Geo7x  
ndsciences.com

### Staff Comments

Christopher Lieb, PE of Lieb Engineering prepared a drainage narrative for subject property

- Drainage improvements are not recommended at this time.
- The drainage narrative was accepted by the Baldwin County Highway Department



**LIEB ENGINEERING**  
COMPANY

1290 Main Street Suite E  
Daphne, AL 36526  
Phone: 251 978-9779

May 14, 2021

Baldwin County  
Attn: Mary Booth

Re: **95/98 Crossroads Subdivision - Drainage Letter**

Mary,

I have received your comment about providing a generalized drainage plan and written narrative for existing and proposed drainage patterns. The property is one drainage area. The property drains to the east and south. This drainage pattern will remain after the subdivision is created. The contractor will need to keep the drainage pattern the same and install BMPs per the Baldwin County Subdivision regulations.

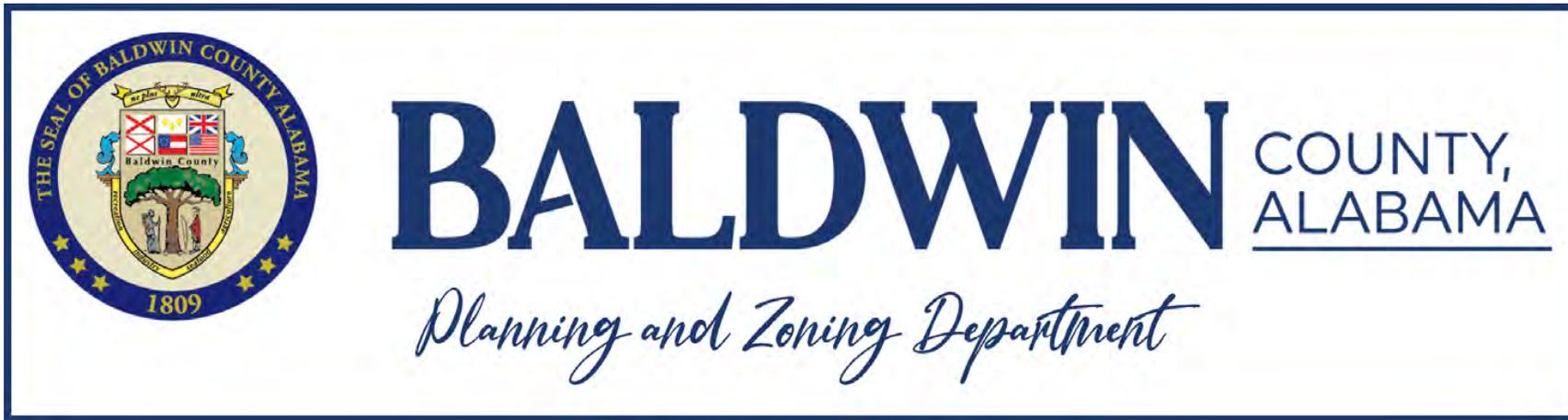
Please feel free to contact me if you have any questions or need any clarifications.

Sincerely,



east and south. This drainage pattern will remain after the subdivision is created. The contractor will need to keep the drainage pattern the same and install BMPs per the Baldwin County Subdivision regulations.

Staff recommends that the Preliminary Plat application for Case No SC22-39 be **APPROVED** subject to compliance with the Baldwin County Subdivision Regulations.



# SUBDIVISION PRELIMINARY PLAT REQUEST

## SPP22-13 SOUTH BEND VILLAGE

### SEPTEMBER 1, 2022

PRESENTED BY: SHAWN MITCHELL, DEVELOPMENT REVIEW PLANNER

# 10.g)SPP22-13 South Bend Village, Ph. 1-2

Staff Report Prepared by:  
Shawn Mitchell, Development Review Planner

September 1, 2022

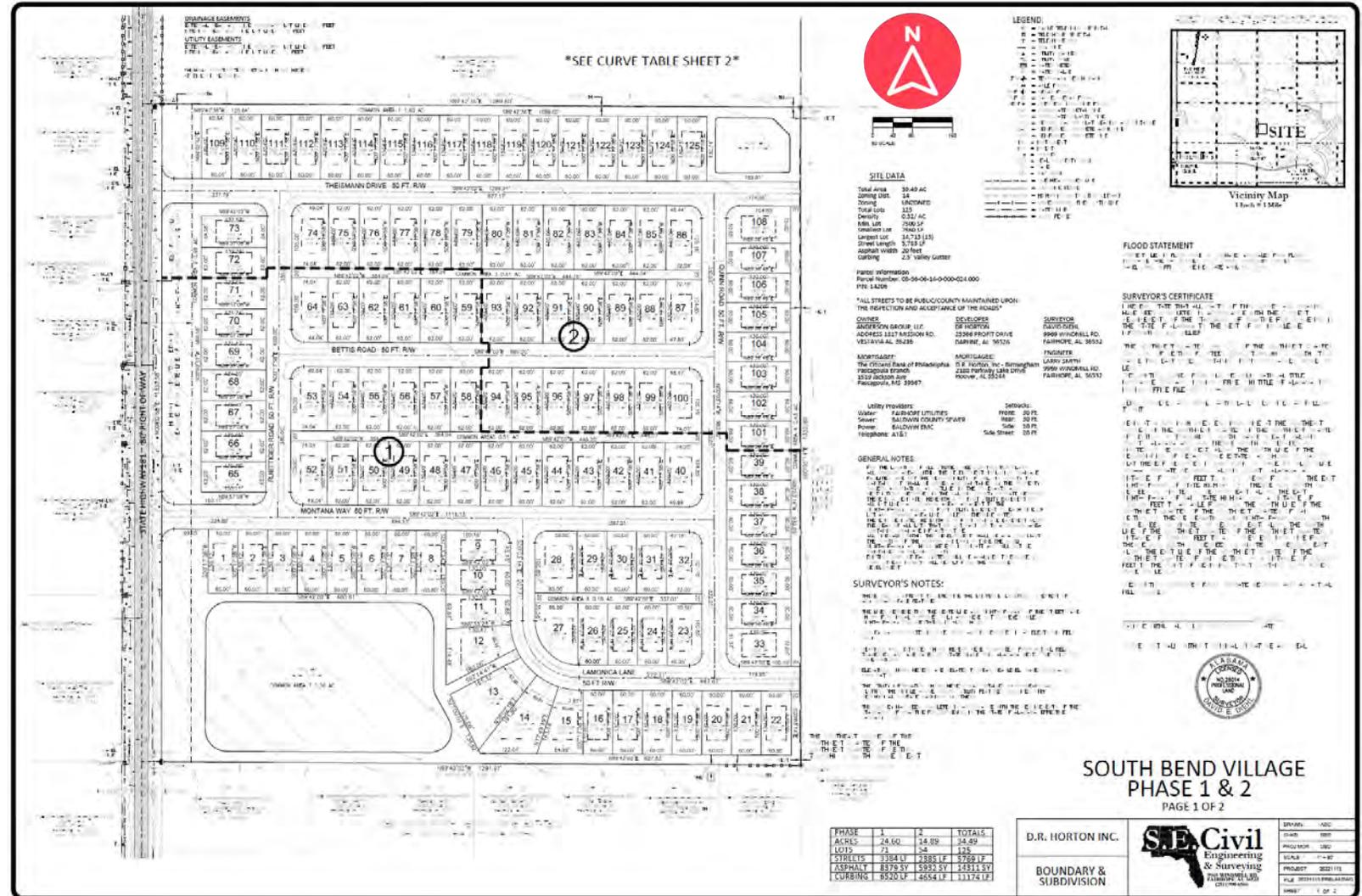
Request before the Planning Commission:

**Preliminary Plat approval** of South Bend Village Subdivision, Phase 1-2, a **125-lot** subdivision.

Staff recommendation:  
**APPROVAL** with conditions

To view maps/plats in higher resolution and public comments received related to this case, please visit the "Upcoming Items" Planning and Zoning webpage:

<https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>



**Location:** Subject property is located on the east side of State Highway 181, half a mile south of County Rd. 24, near the intersection of Sherwood Highland Rd.

**Planning District:** 14

**Zoning:** The citizens of Planning District 14 have not implemented zoning

**Total Property Area:** 39.49 acres +/-

**Total # of Lots requested:** 125 Lots

- Smallest lot: 7,560 sf +/-
- Largest lot: 14,713 sf +/-
- Building Setbacks: 30' Front, 30' Rear 10' Side, 20' Street side

**Streets / Roads:** 5,783 LF of streets for public use

- Proposed lots will access internal streets only

**Owner:** Anderson Group, LLC  
1817 Mission Rd., Vestavia, AL 35216

**Developer:** DR Horton  
25366 Profit Dr., Daphne, AL 36526

**Surveyor:** David Diehl, SE Civil  
9969 Windmill Rd., Fairhope, AL 36532

**Online Case File Number:** The official case number for this application is SPP22-13 South Bend Village Subdivision, however, when searching the online CitizenServe database, please use SPP22-000013

**Parcel:** 05-56-06-14-0-000-024.000

**PINS:** 14206

**Traffic Study:** TIS prepared and stamped by Samantha Islam, PE, and accepted by the Baldwin County Highway Department.

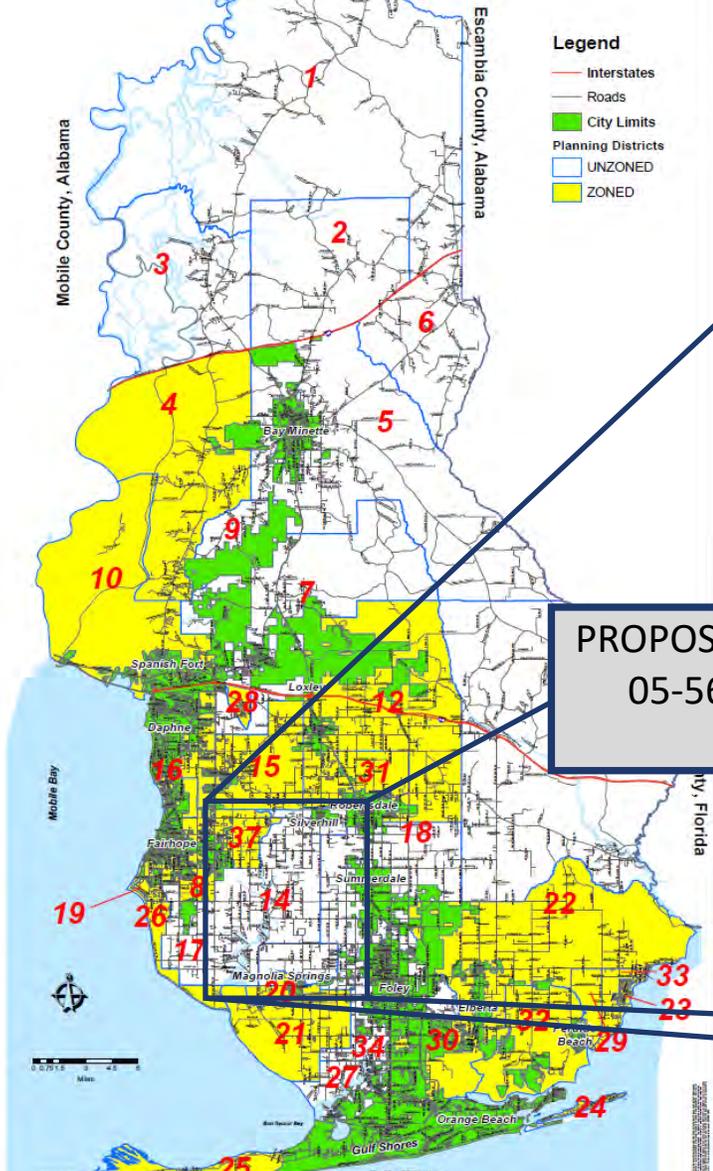
**Drainage Improvements:** A drainage narrative was prepared and stamped by Jared Landry, PE, and accepted by the Baldwin County Highway Department.

**Wetlands:** No wetlands appear to be present on the subject property.

**Utility Providers:**

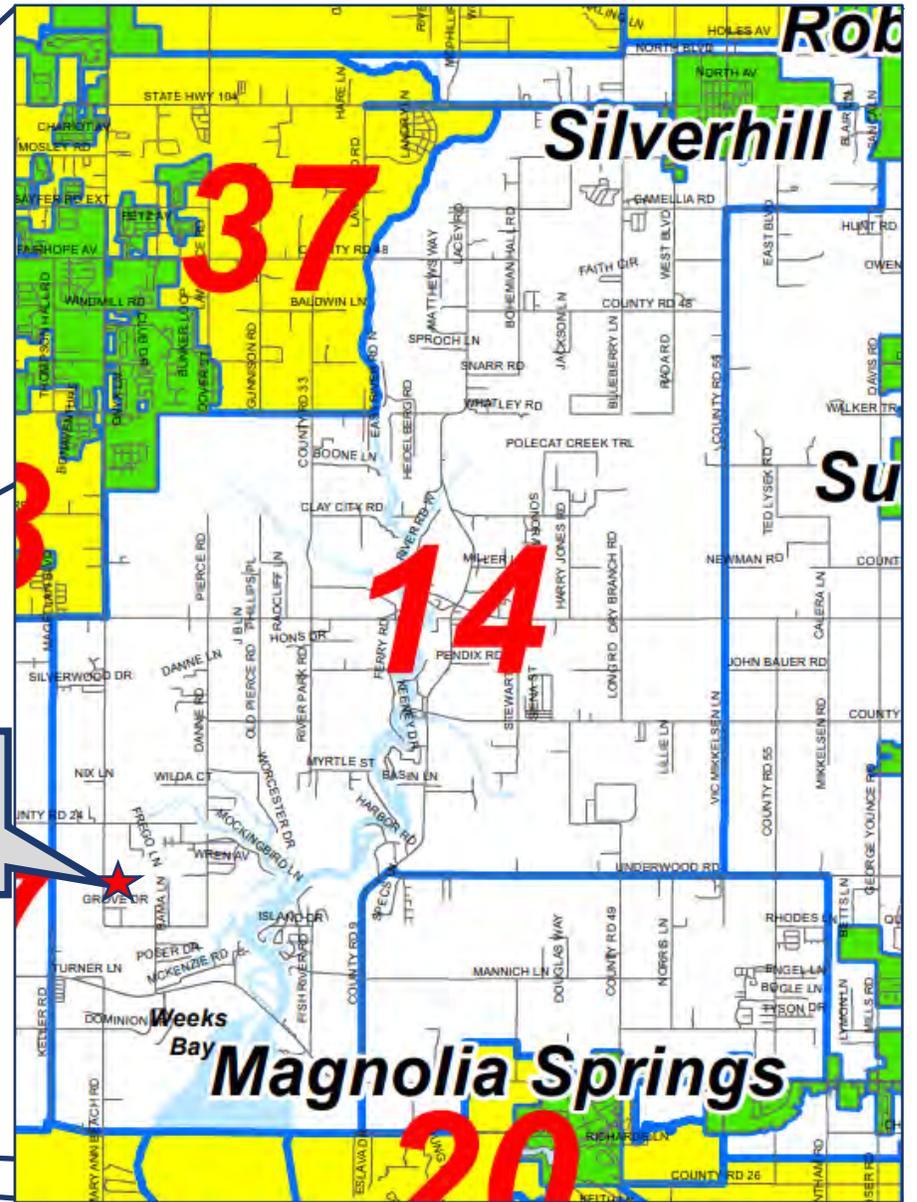
- Domestic Water: Fairhope Utilities
- Sewer: Baldwin County Sewer Service
- Electrical: Baldwin EMC
- Broadband: AT&T

# Baldwin County, Alabama Planning Districts



- Legend**
- Interstates
  - Roads
  - City Limits
  - Planning Districts
  - UNZONED
  - ZONED

**PROPOSED SOUTH BEND VILLAGE**  
 05-56-06-14-0-000-024.000  
 PIN: 14206





SPP22-13 SOUTH BEND VILLAGE  
Preliminary plat cropped and enlarged  
to show details



FAIRHOPE  
PLANNING JURISDICTION

HWY 181

CR 24

**SUBJECT PROPERTY**  
05-56-06-14-0-000-024.000  
PIN: 14206

Sherwood  
Highland Rd.

Fish River



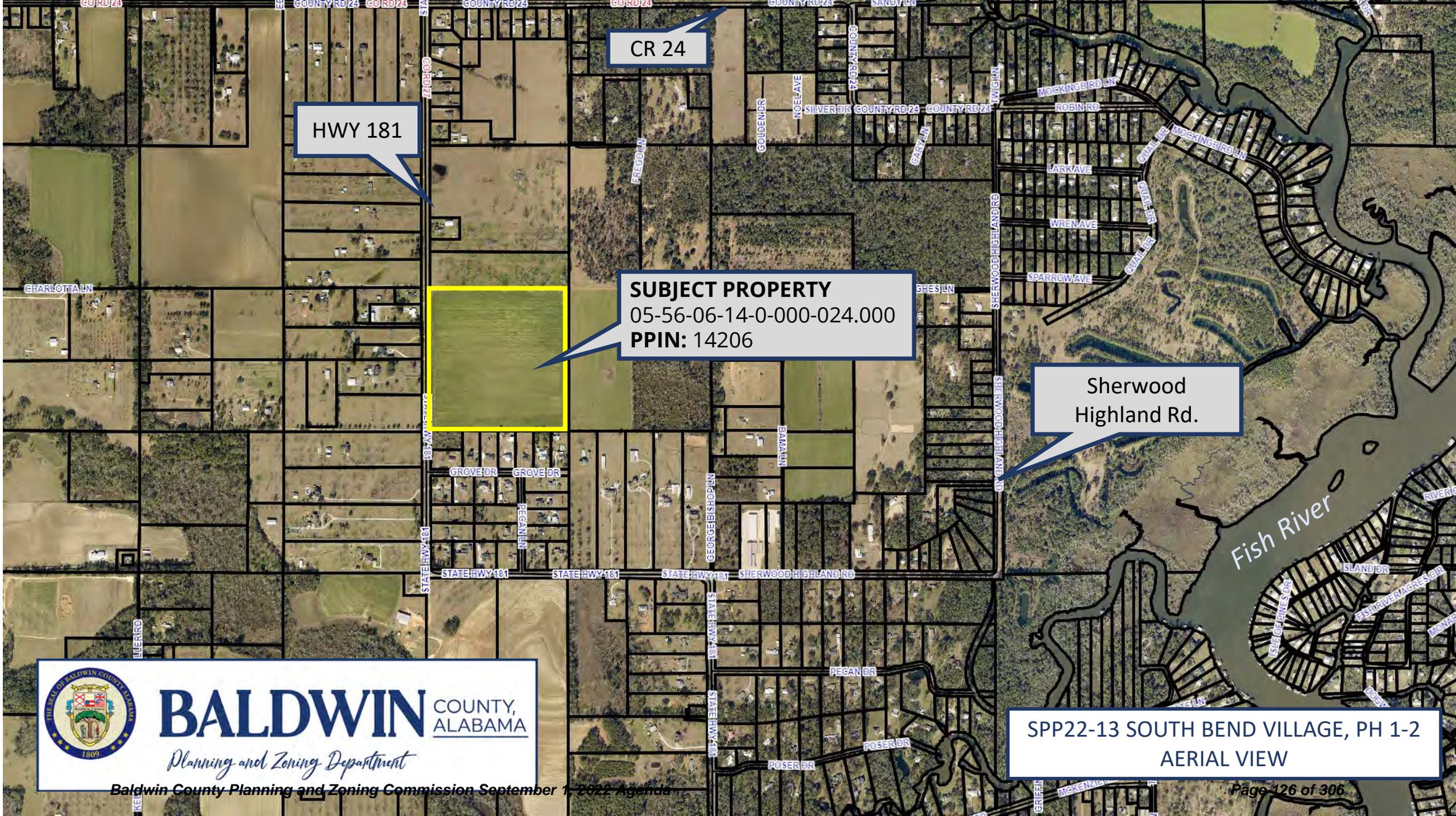
**BALDWIN** COUNTY,  
ALABAMA

*Planning and Zoning Department*

Baldwin County Planning and Zoning Commission September 1, 2022 Agenda

SPP22-13 SOUTH BEND VILLAGE, PH 1-2  
MUNICIPAL AREAS

Page 125 of 306



CR 24

HWY 181

**SUBJECT PROPERTY**  
05-56-06-14-0-000-024.000  
PPIN: 14206

Sherwood  
Highland Rd.



**BALDWIN** COUNTY, ALABAMA

*Planning and Zoning Department*

SPP22-13 SOUTH BEND VILLAGE, PH 1-2  
AERIAL VIEW

### Staff Comments

The Baldwin County Board of Education (BCBE) staff was notified of the requested subdivision on July 25, 2022, as is protocol for P&Z staff for any development of 50 units/lots or more

- The July 25<sup>th</sup> message excerpt at right was redacted to fit within the slide
- The complete text of the e-mail exchanges of July 25<sup>th</sup> with BCBE staff were published in the “upcoming” items area of the Baldwin County website

**From:** [Buford King](#)  
**To:** ["Sarah Young"; Shawn Mitchell; Bill Harbour; Eddie Tyler; John Wilson](#)  
**Cc:** [Mary Booth](#)  
**Subject:** RE: [EXTERNAL] Large subdivision notice  
**Date:** Monday, July 25, 2022 12:34:00 PM  
**Attachments:** [image001.png](#)  
[Sherwood vs South Bend locator map.pdf](#)  
[image002.png](#)

---

Good afternoon, Sarah – please see attached map that depicts both the South Bend Development (blue) and the Sherwood Development (red).

Sherwood will be considered at the August 4 Planning Commission meeting and South Bend is under review for the September 1 Planning Commission meeting.

Thank you,

**John B. “Buford” King**  
MPA, LEED AP  
Deputy Director  
Baldwin County Planning and Zoning  
(251) 580-1655

---

Shawn,

Thank you for this. Do you know which crossroad this subdivision is being proposed on? That will help us assess which feeder pattern. 181 splits Fairhope and Daphne feeders. Is this north or south

of 104?

Thank you,

Sarah Young, Esq.  
General Counsel  
Baldwin County Public Schools  
[2600 N Hand Avenue](#)  
[Bay Minette, AL 36507](#)  
Phone: (251) 949-0495  
Email: [syoung@bcbe.org](mailto:syoung@bcbe.org)



## Staff Comments

A drainage narrative was prepared and stamped by Jared Landry, PE.

- Drainage improvements have been recommended
- The stormwater report has been reviewed and accepted by the Baldwin County Highway Department
- Excerpt at right was redacted to fit within the slide

### SOUTH BEND VILLAGE DRAINAGE NARRATIVE

#### PROJECT DESCRIPTION

South Bend Village Subdivision includes one hundred twenty-five (125) residential houses located in Baldwin County, Alabama. The total project site contains approximately 39.49 acres. The site is in Section 14 of Township 7 South, Range 2 East and is on the east side of Hwy 181 approximately 0.53 miles south of County Road 24.

The terrain of the site includes a high point near the center of the property with two (2) separate basins discharging off the property towards the northeast and the southwest. The northeast basin discharges into Waterhole Branch that ultimately discharges into Fish River. The southwest basin discharges below Hwy 181 in a single 18" reinforced concrete pipe.

Elevations range throughout the property from 71 ft to 58 ft. The site is agriculture row crops with no trees throughout the property. Although row crops were present, 'Pasture/Grassland/Range' CN number was used in the drainage analysis to be more conservative since there are currently concerns with existing flooding downstream.

There is a drainage ditch along the north, east, south and west property line that prevents runoff from the developed site going un-detained onto adjacent property. Water will be collected in a series of inlets and underground drainage. The underground drainage will discharge into two (2) proposed dry ponds. Pond 1 is located near the southwest corner of the property and will discharge into Hwy 181 right-of-way as it currently does. This pond discharge into the right-of-way is an existing defined drainage way. This discharge into the right-of-way will be permitted through ALDOT. ALDOT's ditch then drains towards Turkey Branch and ultimately discharges into Fish River. Pond 2 is located on the northeast corner of the property will discharge into the existing drainage path as it currently does. Existing and proposed drainage area maps are included below for additional clarity.

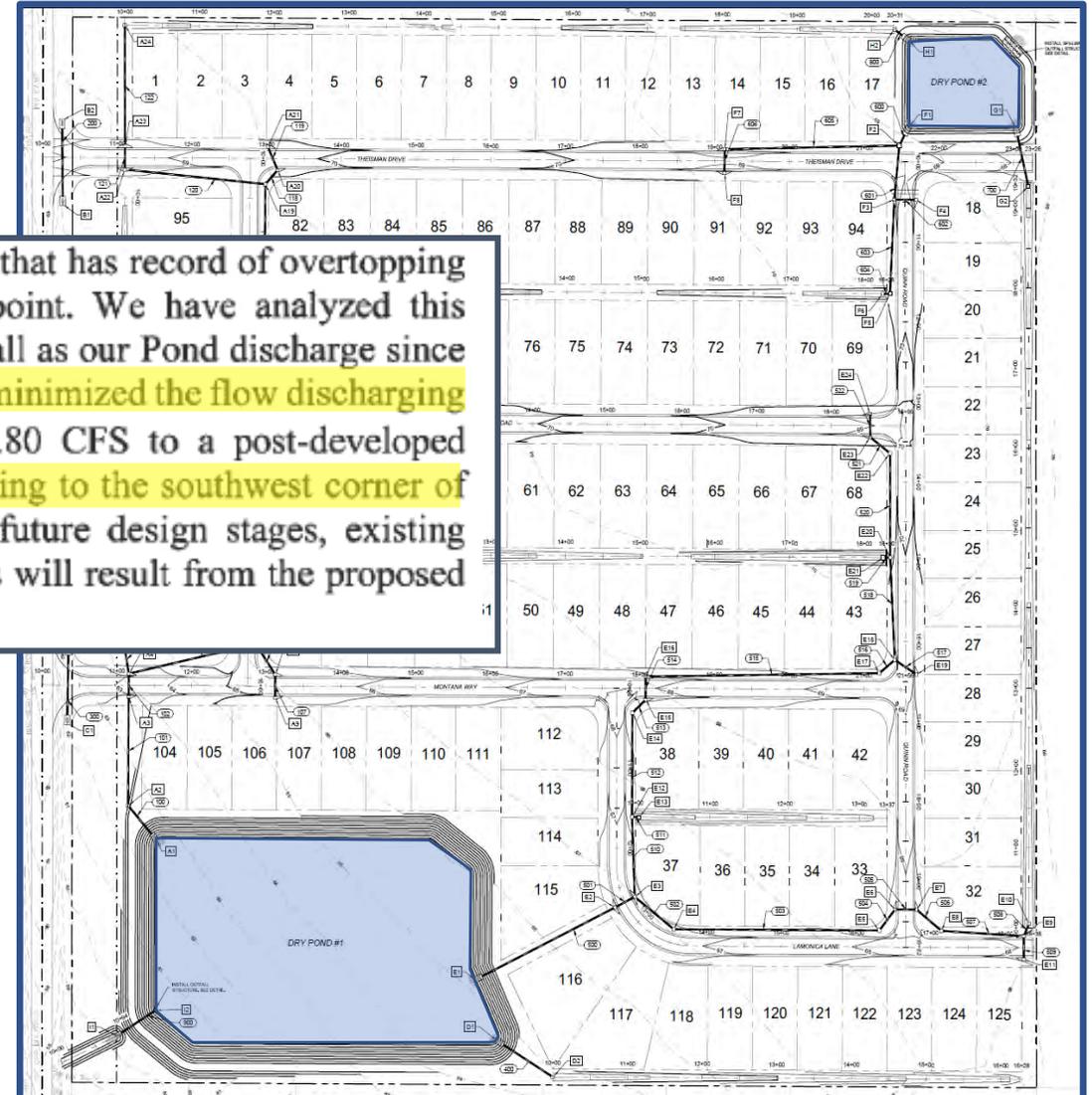
StormCAD will be used to analyze the closed drainage systems for the proposed project. Curbs and gutters channel storm water from the roadways; the storm water is then collected into wing inlets and yard inlets, which eventually is piped to the proposed stormwater ponds. Pond outfall structures will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



## Staff Comments

Excerpt from the drainage report:

There is an existing 18" concrete pipe immediately downstream of Pond 1 that has record of overtopping Hwy 181 due to the large amount of stormwater discharging to this point. We have analyzed this downstream culvert within our HydroCAD software and made an 18" outfall as our Pond discharge since this is the immediate downstream culvert. Due to our calculations, we have minimized the flow discharging from our site in the southwest corner from a pre-developed flow=197.80 CFS to a post-developed flow=19.86 CFS. This is an approximately 90% decrease in flow discharging to the southwest corner of our site where the existing 18" culvert flows under Hwy 181. During future design stages, existing downstream systems will be further analyzed to ensure no adverse impacts will result from the proposed development.



## Staff Comments

Samantha Islam, PE, prepared a traffic impact study for subject property

- Improvements have been recommended
- The traffic report has been reviewed and accepted by the Baldwin County Highway Department

Additionally, turn lane analyses were performed to determine if turn lanes are needed on SR-181 for the generated traffic turning into the proposed development. It was found that a left turn lane is warranted on SR-181 at the north entrance. No turn lane is warranted at the south (right-in/right-out) entrance.

July 15, 2022

### TRAFFIC IMPACT STUDY

South Bend Village Subdivision  
Fairhope, Alabama

Prepared for:

S.E. Civil, LLC  
9969 Windmill Road  
Fairhope, AL 36532  
Phone: 251-990-6566

Prepared by:

*Samantha Islam* 7/15/2022

Samantha Islam, Ph.D., P.E.  
7295 Sable Palms Drive  
Mobile, AL 36695  
Ph: (251)-545-9681



## Staff Comments

Michael Smith, Alabama Dept of Transportation (ALDOT) Area Permit Manager.

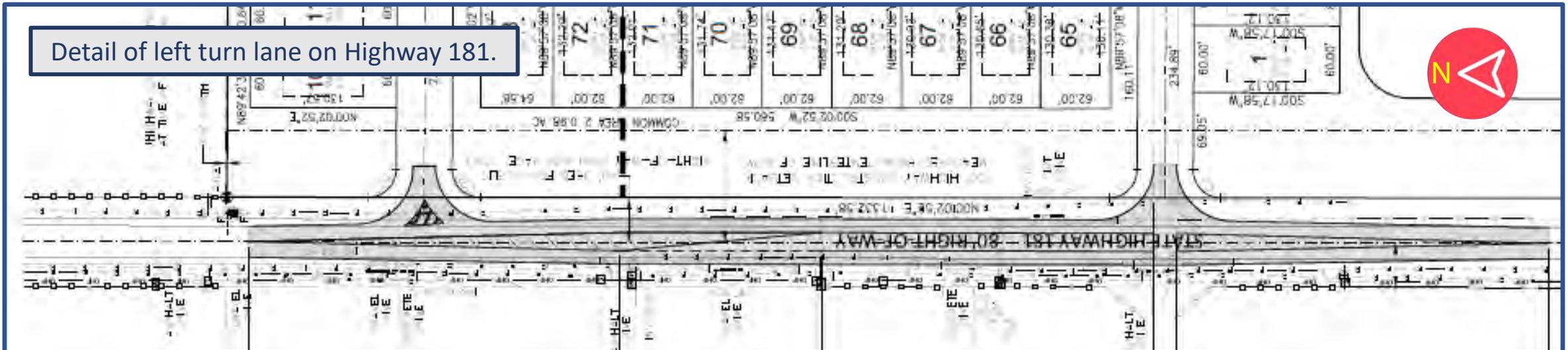
- Request for an updated traffic study showing all proposed phases

**From:** [Smith, Michael](#)  
**To:** [Jared Landry](#)  
**Cc:** [Larry Smith](#); [David Diehl](#); [Aaron Collins](#); [Denton, Samantha H.](#); [McCracken, Paul](#)  
**Subject:** RE: Southbend Subdivision  
**Date:** Wednesday, August 17, 2022 8:23:22 AM  
**Attachments:** [Southbend - MASTER-C3.pdf](#)  
[SOUTH BEND PH 3-5-SKETCHPLAT AUG 1 2022.pdf](#)

Good afternoon all,

Based on what I see the best I can offer today is to say that you are in communication with ALDOT about the development. I cannot offer a concurrence of the improvements shown until we have a traffic impact study submitted which reflects up through all phases of the development, present and future that will utilize the proposed access points. I can see from the overall potential phasing that the full complement of turn lanes would be required at some point of development.

**MICHAEL SMITH, P.E.**  
AREA PERMIT MGR.  
OFFICE: 251-470-8273  
CELL: 251-331-0104





June 23, 2022

Aaron Collins  
S.E. Civil, LLC  
9969 Windmill Road  
Fairhope, AL 36532

In Re: Sewer Service for South Bend Subdivision on parcel with PPIN 14206

Aaron,

At your request, this letter is to verify that Baldwin County Sewer Service LLC (BCSS) has the capacity and capability to serve this property based on the plat/map received. The developer would be responsible for the main sewer line extension fee to the development.

Baldwin County Sewer Service LLC is willing and able to provide sewer service to the above

At your request, this letter is to verify that Baldwin County Sewer Service LLC (BCSS) has the capacity and capability to serve this property based on the plat/map received. The developer would be responsible for the main sewer line extension fee to the development.

Sincerely,

Angela Foley  
Baldwin County Sewer Service, LLC  
(251) 971-3022  
angela@baldwincountysewer.com



AT&T Alabama T: 251.471.8361  
2155 Old Shell Rd F: 251.471.0410  
Mobile, AL 36607 wm0395@att.com  
www.att.com

June 27, 2022

Aaron Collins  
S.E. Civil Engineering & Surveying

RE: Service Availability – South Bend Village Subdivision

Dear Mr. Collins,

This letter is in response to your request for information on the availability of service at the above location by AT&T.

Based on the Preliminary Plat provided by S.E. Civil Engineering, this letter acknowledges that the above referenced Subdivision is located in an area served by AT&T.

AT&T is willing to provide a minimum of 25MB upstream and downstream service to each lot of South Bend Village Subdivision, provided the Developer maintains the terms of our Mutual Agreement. Please be advised that this letter is not a commitment by AT&T to provide service to this location.

Please contact me at the phone number included in this letter with any questions.

Thank you for contacting AT&T.

Sincerely,

Wade Mitchell  
Manager, OSP Planning and Design  
AT&T Alabama  
2155 Old Shell Rd  
Mobile, Alabama 36607  
Gulf District/ Mobile Office



June 24, 2022

S.E. Civil Engineering & Surveying, LLC  
Aaron Collins  
9969 Windmill Rd  
Fairhope, AL 36532

RE: Based on the plat received for PIN 14206, South Bend Village.

**Water:** This is in the Fairhope Public Utilities water service area. There will be infrastructure improvements required to serve this area at the Developer/Owner expense.

**Sewer:** This is in the Fairhope Public Utilities wastewater service area. There will be infrastructure improvements required to serve this area at the Developer/Owner expense.

If you have any further questions, please let me know.

Sincerely,

161 North Section Street  
P.O. Drawer 429  
Fairhope, Alabama 36533  
251-928-2136  
251-928-6776 Fax  
www.fairhopeal.gov  
mailto:enquiries@fairhopeal.gov

**Water: This is in the Fairhope Public Utilities water service area. There will be infrastructure improvements required to serve this area at the Developer/Owner expense.**



June 23, 2022

Aaron Collins, Planning Director  
S.E. Civil Engineering & Surveying  
9969 Windmill Road  
Fairhope, AL 36532

RE: Sketch Plat for South Bend Village, PPIN #'s 14206 & 68998, 292 lots

Dear Aaron Collins:

This letter is to confirm that the referenced development is in Baldwin E.M.C.'s service territory. Also, this letter is confirming that the referenced has been submitted to Baldwin EMC.

Baldwin EMC is willing to service the development as long as the necessary easements are granted using our standard easement form and all other appropriate documents and fees are finalized in advance. Baldwin EMC must be given proper notice and planning time with respect to required system upgrades (transmission line, substation and distribution line). All system upgrades and line extensions will be in accordance with Baldwin EMC's current Line Extension Policy.

Please contact me to discuss necessary easements and fees.

Below is our typical required easements for subdivisions:

There is a dedicated herewith a 10 foot utility easement on all lot lines and common areas adjacent to the right-of-ways and a 10 foot utility easement on each side of lot and common area lines, unless otherwise noted.

If you have any questions or if I can be of further assistance, please do not hesitate to contact me at 251-989-0151.

Sincerely,



Brian Seals  
Manager of Engineering  
BS/ss



Proposed Water Main to be installed by the Developer along Highway 181

HWY 181

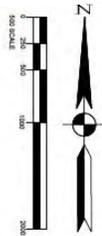
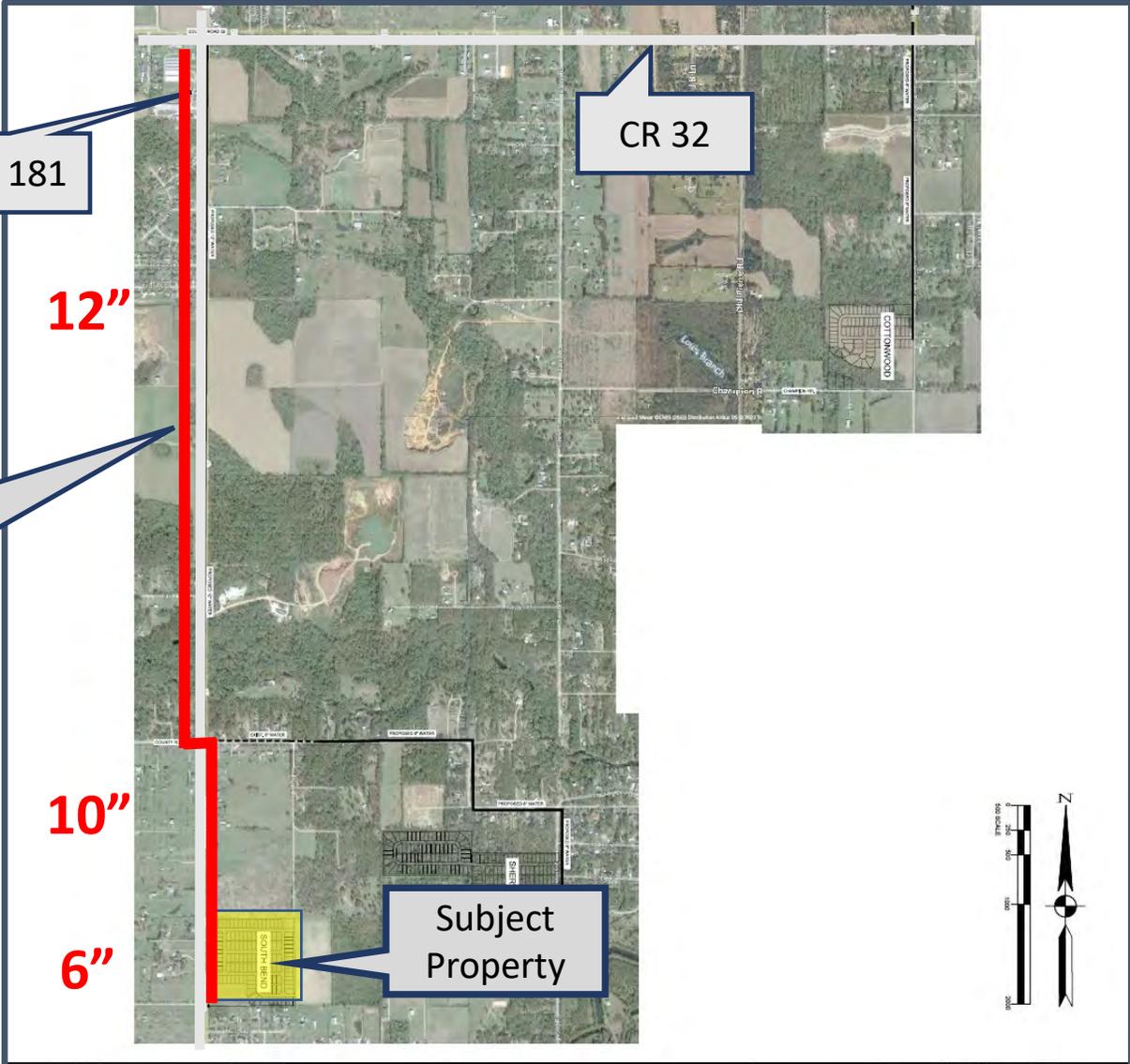
12"

10"

6"

CR 32

Subject Property



South Bend/ Sherwood Utility Layout		GENERAL UTILITY LAYOUT		DATE: _____ REVISION: _____ _____ _____ _____
---	--	------------------------	--	---

# Staff Comments

To fulfill Section 5.2.5(a)(3) of the Subdivision Regulations regarding fire protection

- A letter was submitted to the Barnwell 38 Fire Station.
- Flow test results have been submitted.
- The ISO approval of installed improvements will be verified at the time of final plat submission

Local Fire Protection Authority Comment Form for Southbend (Development Name)

 **BALDWIN** COUNTY, ALABAMA

Dear Local Fire Protection Authority:

As part of Baldwin County subdivision regulations (2 lots, thresholds (Sub. Regs.:

1. Fire Hydrant S
2. Minimum Fire
3. Water volume

County team member. However, as the Local Fire Protection Authority for this development.

You are being provided the draft plat for the prepared and stamped pressures are sufficient required to review ensuring that volume

If you believe water will be presumed that team at 251-580-1655

Project: South Bend  
 Engineer: Larry Smith  
 Date: 5/26/2022

**FLOW HYDRANT**

Hydrant Location: 15  
 Size of Watermain, In.: \_\_\_\_\_  
 Pitot, PSI: \_\_\_\_\_ 9  
 Q<sub>g</sub>, Calculated Fire Flow @ 2 \_\_\_\_\_

**TEST HYDRANT (RESIDUAL)**

Hydrant Location: 1/  
 Size of Watermain, In.: \_\_\_\_\_  
 Static PSI: \_\_\_\_\_ 62

Q<sub>t</sub> = Total test flow  
 H<sub>g</sub> = Static Pressure minus 20 psi



July 15, 2022

Chief Roy C. Glenn  
 Fire Chief, Barnwell Volunteer FD  
 Barnwell Volunteer Fire Dept.  
 8587 US-98  
 Fairhope, AL 36532

Re: South Bend Village Subdivision  
SE Civil Project No. 20211113

Dear Chief Glenn:

Based upon the fire flow results and the fact that the developer is installing a 12" water main from CR32 to CR24 and a 10" from CR24 to the project site, the water system will meet the requirements of the current ISO Fire Suppression Rating Schedule 340, 614 and 620.A.

We anticipate this satisfied the ISO requirement from Baldwin County. If you have any questions, please let me know.

Sincerely,



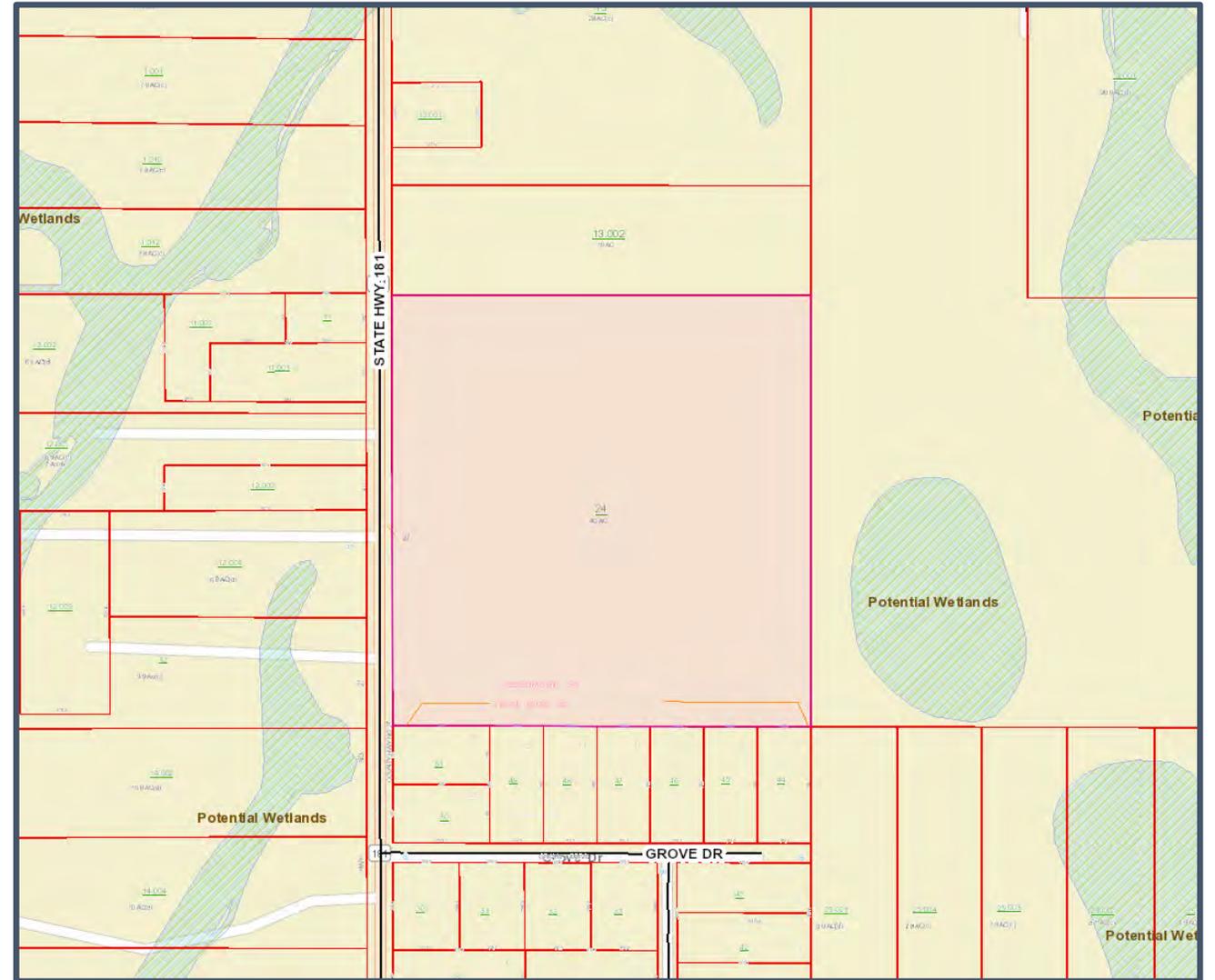
Local Fire Protection Authority  
 BARNWELL VOLUNTEER FIRE DEPARTMENT  
 Chief Roy C. Glenn  
 (Local Fire Protection Authority)  
 Instructions for Applicant

Based upon the fire flow results and the fact that the developer is installing a 12" water main from CR32 to CR24 and a 10" from CR24 to the project site, the water system will meet the requirements of the current ISO Fire Suppression Rating Schedule 340, 614 and 620.A.

No wetlands appear to be present on the subject property.

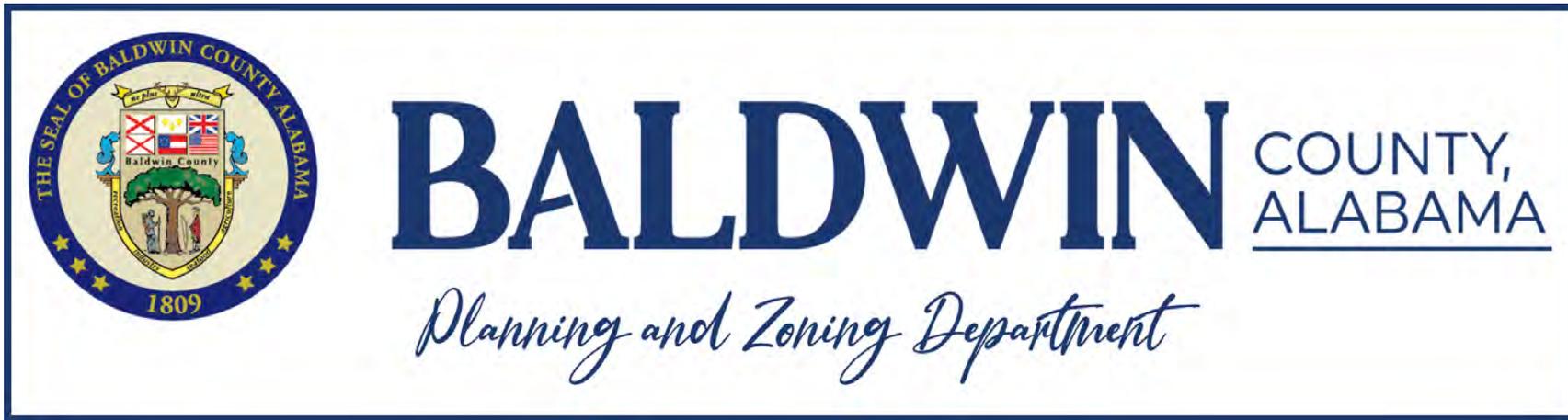
This is a map of potential wetlands from the Baldwin County Parcel Viewer

[https://isv.kcsgis.com/al.baldwin\\_revenue/](https://isv.kcsgis.com/al.baldwin_revenue/)



Staff recommends that the Preliminary Plat application for Case No. SPP22-13 South Bend Village Estates Subdivision, Phases I-2, be **APPROVED** subject to compliance with the Baldwin County Subdivision Regulations, including, but not limited to submission of a request for a Subdivision Permit to the Baldwin County Highway Department for all improvements and system upgrades (including, but not limited to, water main improvements along SR 181) to be installed with the development and subject to the following condition(s):

1. A new traffic study will be submitted, along with the request for a subdivision permit, that includes all proposed phases. Traffic improvements will comply with recommendations of the Baldwin County Highway Dept and ALDOT.



SUBDIVISION VARIANCE REQUEST

SV22-12 SUGAR SANDS RV PARK

SEPTEMBER 1, 2022

PRESENTED BY: JOHN B. (BUFORD) KING, DEPUTY DIRECTOR

# 10.h)SV22-12 SUGAR SANDS RV PARK VARIANCE

SEPTEMBER 1, 2022

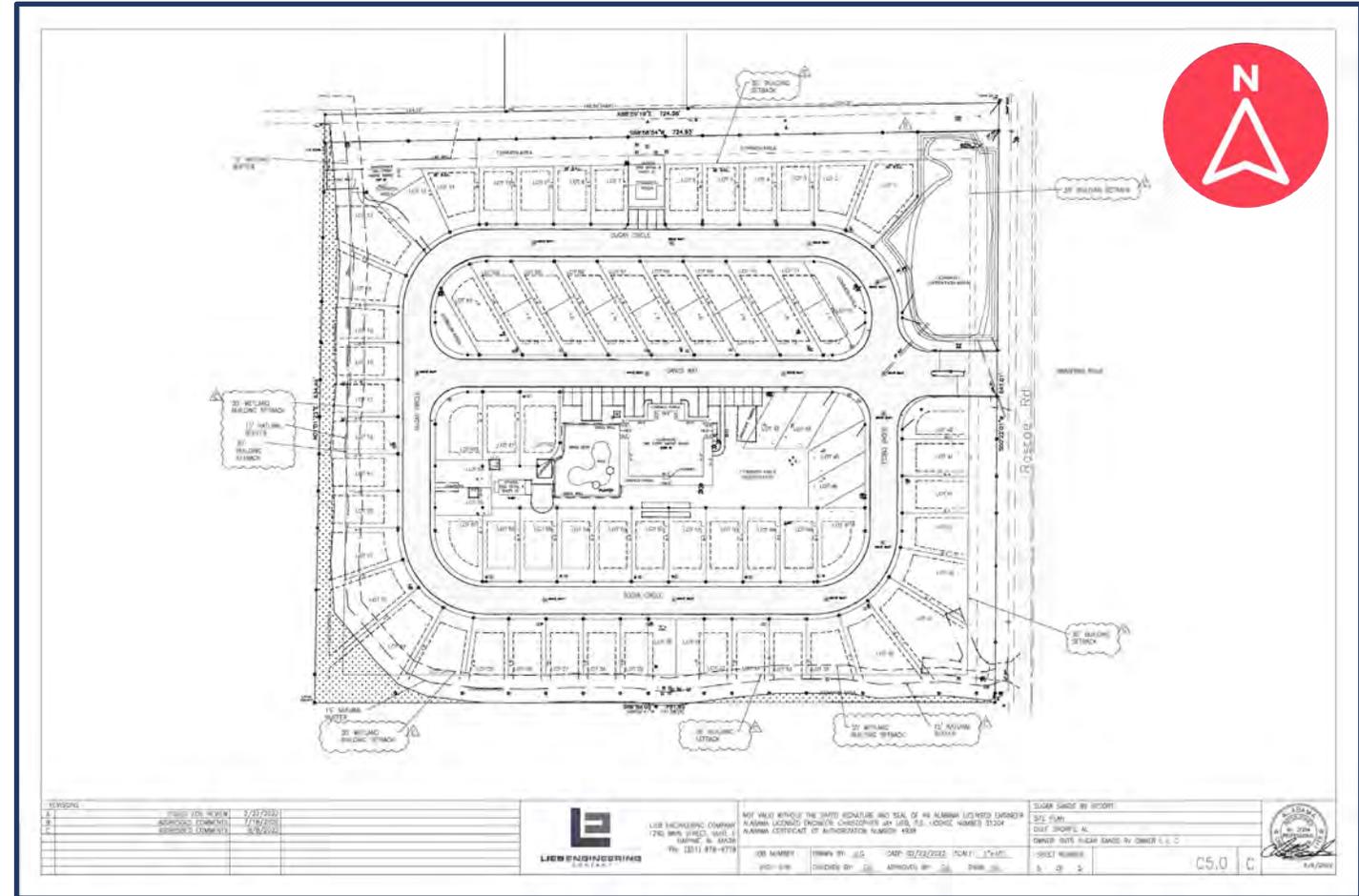
Request before the Planning Commission:

**A variance from the Baldwin County Subdivision Regulations requirement for wetland setbacks and wetland buffers** related to Sugar Sands RV Park, an **80-unit RV Park** Planned Unit Development (PUD)

Staff recommendation: **APPROVAL WITH CONDITIONS**

To view maps/plats in higher resolution and public comments received related to this case, please visit the “Upcoming Items” Planning and Zoning webpage:

<https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>



# “Rule Books” Administered by the Planning & Zoning Department

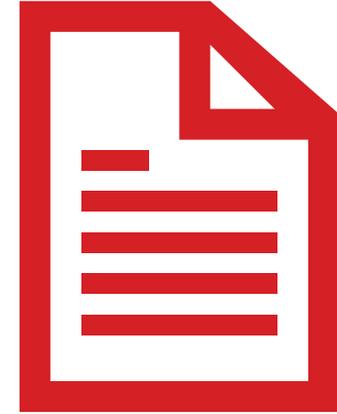


Zoning Ordinance



Subdivision Regulations

SUGAR SANDS RV  
PARK



Unzoned Land  
Disturbance Ordinance



Highway Construction  
Setback



Architectural Review  
Board Standards

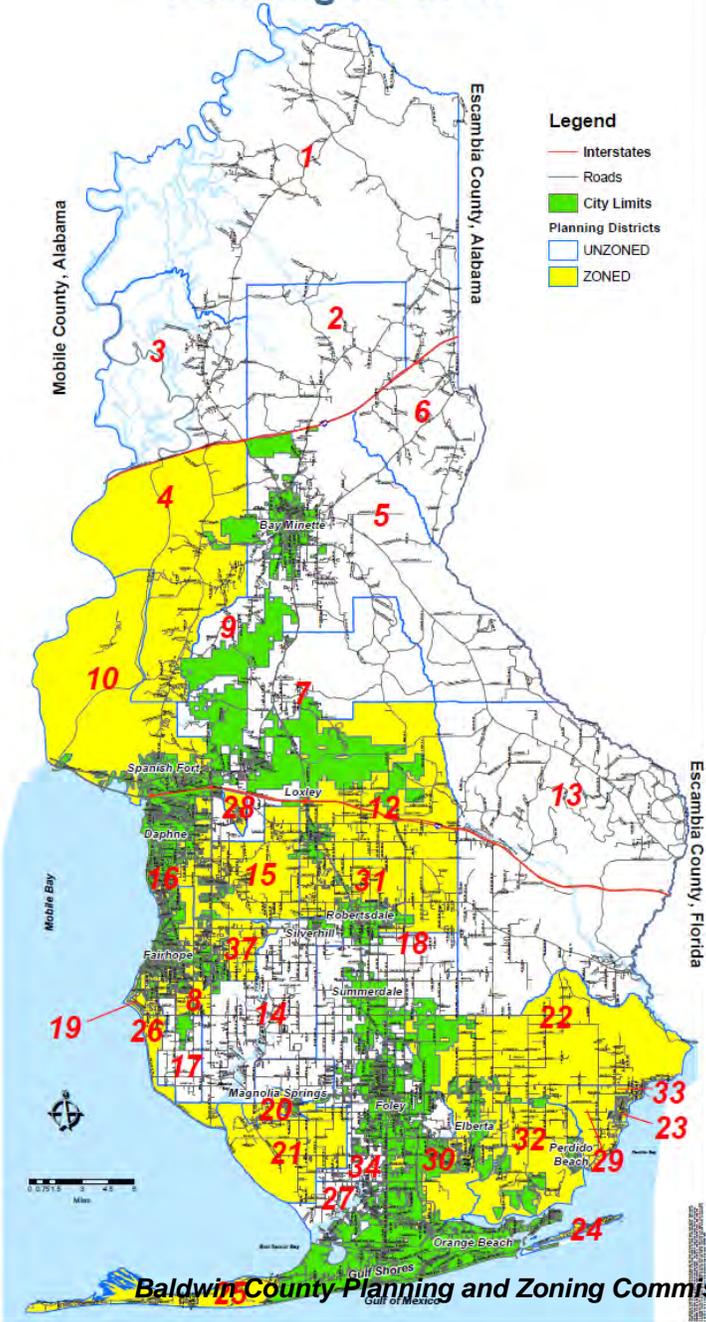


Billboard Ordinance

“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*

# Baldwin County, Alabama Planning Districts



**Legend**  
 Interstates  
 Roads  
 City Limits  
 Planning Districts  
 UNZONED  
 ZONED

# Legend

— Interstates

— Roads

■ City Limits

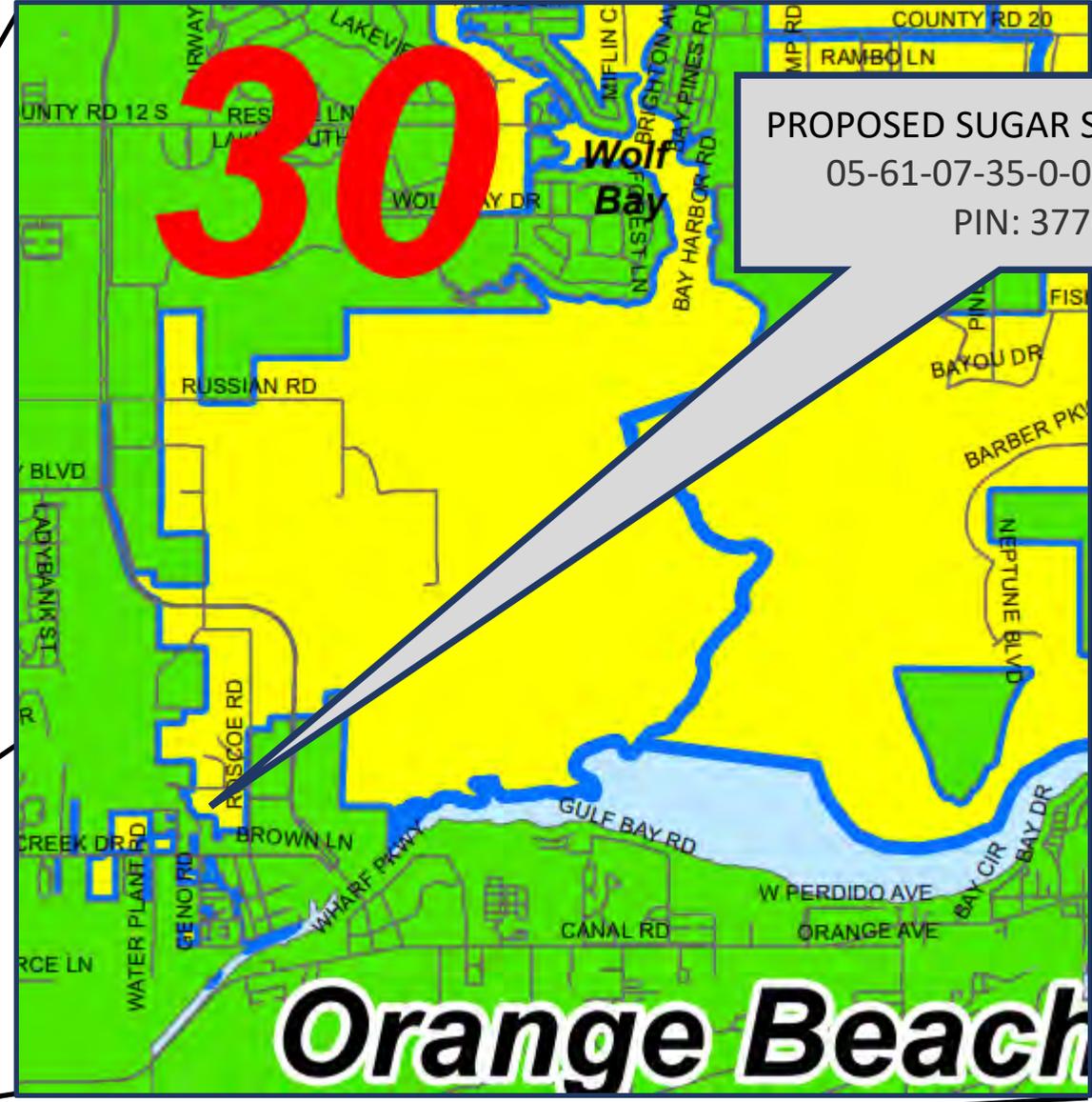
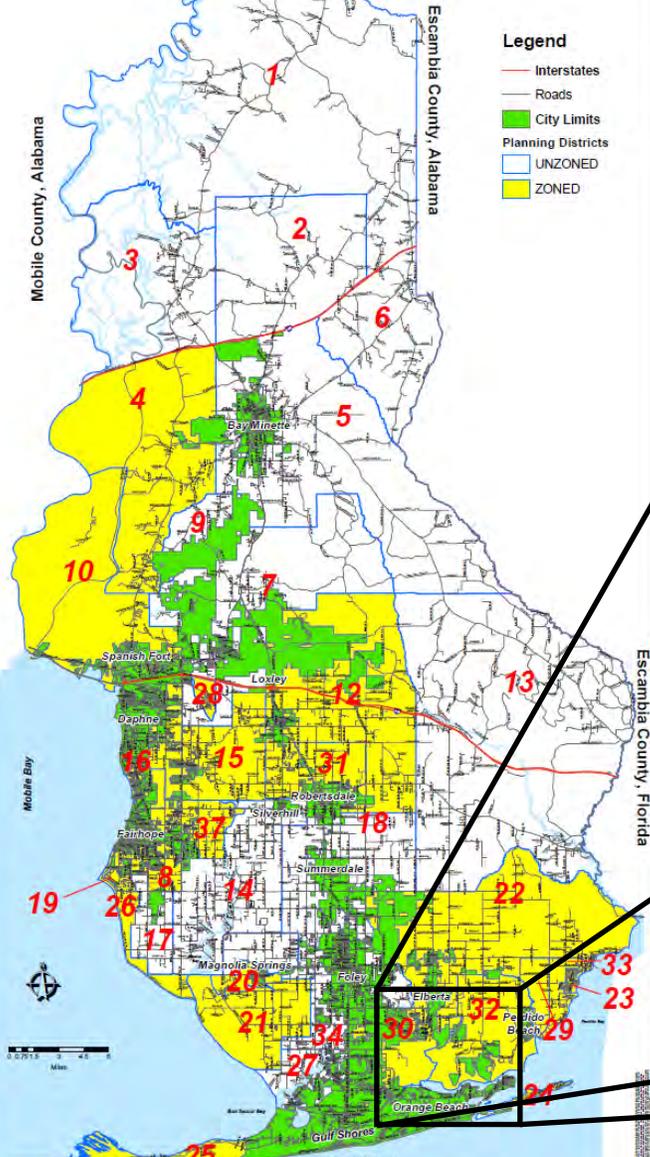
## Planning Districts

□ UNZONED

■ ZONED

# Baldwin County, Alabama Planning Districts

- Legend**
- Interstates
  - Roads
  - City Limits
  - Planning Districts
  - UNZONED
  - ZONED



**Orange Beach**

PROPOSED SUGAR SANDS RV PARK  
05-61-07-35-0-000-010.122  
PIN: 377620

**Location:** Subject property is located on the west side of Roscoe Road immediately south of Burkowski Lane, approximately ¼ mile west of the Foley Beach Express.

**Planning District:** 30 **Zoning:** RV-1\*

\*Case # Z-15019, a zoning change from RA, Rural Agriculture to RV-1, Recreational Vehicle Park District was adopted by the Baldwin County Commission on November 17, 2015)

**Total Property Area:** 10.7 acres +/-

**Total # of Lots requested:** 80 RV Spaces\*\*

\*\*Subdivision Slide 2635-E was record in April 2018 and included 63 subdivision lots onto each of which a single RV space was placed. Planning and Zoning staff received a complaint from the City of Gulf Shores in May 2021 indicating additional RV spaces had ben added to the site within areas designated as common areas. The additional RV spaces appear to have been added to the site by a previous owner, and thus resulted in three or more units on single pieces of property with neither zoning nor subdivision approval. The current owner of the site desires to terminate the existing subdivision and submit a new RV Park PUD to create a new, regulatory-compliant RV park with 80 RV sites/spaces on a single piece of property as well as bring the site into compliance with current regulations to the maximum extent practicable. The configuration of the original subdivision creates a wetland encroachment situation for which this variance has been submitted. The data below reflects the basic components of the proposed PUD that is forthcoming for consideration pending the outcome of subject variance request.

- Minimum RV Space: 1,600 square feet (sf)
- Building Setbacks: 30' Perimeter required by section 5.16, RV Park PUD requirements as well as Article 13 of the zoning ordinance for RV Parks

**Streets / Roads:** 2,273 linear feet (LF) of private streets

**Owner/Developer:** BVTs Sugar Sands RV Owner, LLC  
1170 Peachtree Street NE, Suite 1150 Atlanta, GA 30309

**Surveyor:** David Diehl, SE Civil Engineering and Surveying  
9969 Windmill Rd, Fairhope, AL 36532

**Engineer:** Lieb Engineering Company, LLC  
1290 Main Street Suite "E" Daphne, AL 36526

**Online Case File Number:** The official case number for this application is SV22-12 Sugar Sands RV Park Variance, however, when searching the online Citizen Serve database, please use SV22-000012

**Parcel:** 05-61-07-35-0-000-010.122 et al **PIN:** 377620 et al

**Traffic Impact Study:** Not required by Baldwin County Highway Department for the PUD application

**Drainage Improvements:** To be reviewed with the PUD application

**Wetlands:** A wetland delineation was performed by Craig D. Martin of Wetland Sciences, Inc. Jurisdictional wetlands are reflected on the PUD site plan and the encroachments into the wetland setback and wetland buffers areas are the subject of this variance request.

**Utility Providers:**

- Water & Sewer: Gulf Shores Utilities
- Electrical: Baldwin EMC
- Telephone: Centurylink



ORANGE BEACH  
CITY LIMITS

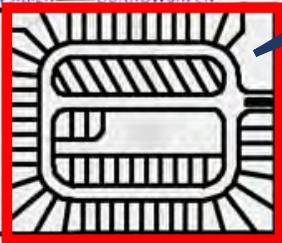
ROSCOE  
ROAD

BURKOWSKI  
LANE

SUBJECT PROPERTY  
05-61-07-35-0-000-010.122 et al  
PIN: 377620 et al

GULF SHORES CITY  
LIMITS

FOLEY BEACH  
EXPRESS



BRADFORD ROAD

COTTON CREEK  
DRIVE

Fish River



**BALDWIN** COUNTY,  
ALABAMA

*Planning and Zoning Department*

SV22-12 SUGAR SANDS RV PARK VARIANCE  
VICINITY MAP – NEARBY CITY LIMITS



SUBJECT PROPERTY  
05-61-07-35-0-000-010.122 et al  
PIN: 377620 et al

ROSCOE ROAD

BURKOWSKI LANE

FOLEY BEACH EXPRESS

BRADFORD ROAD

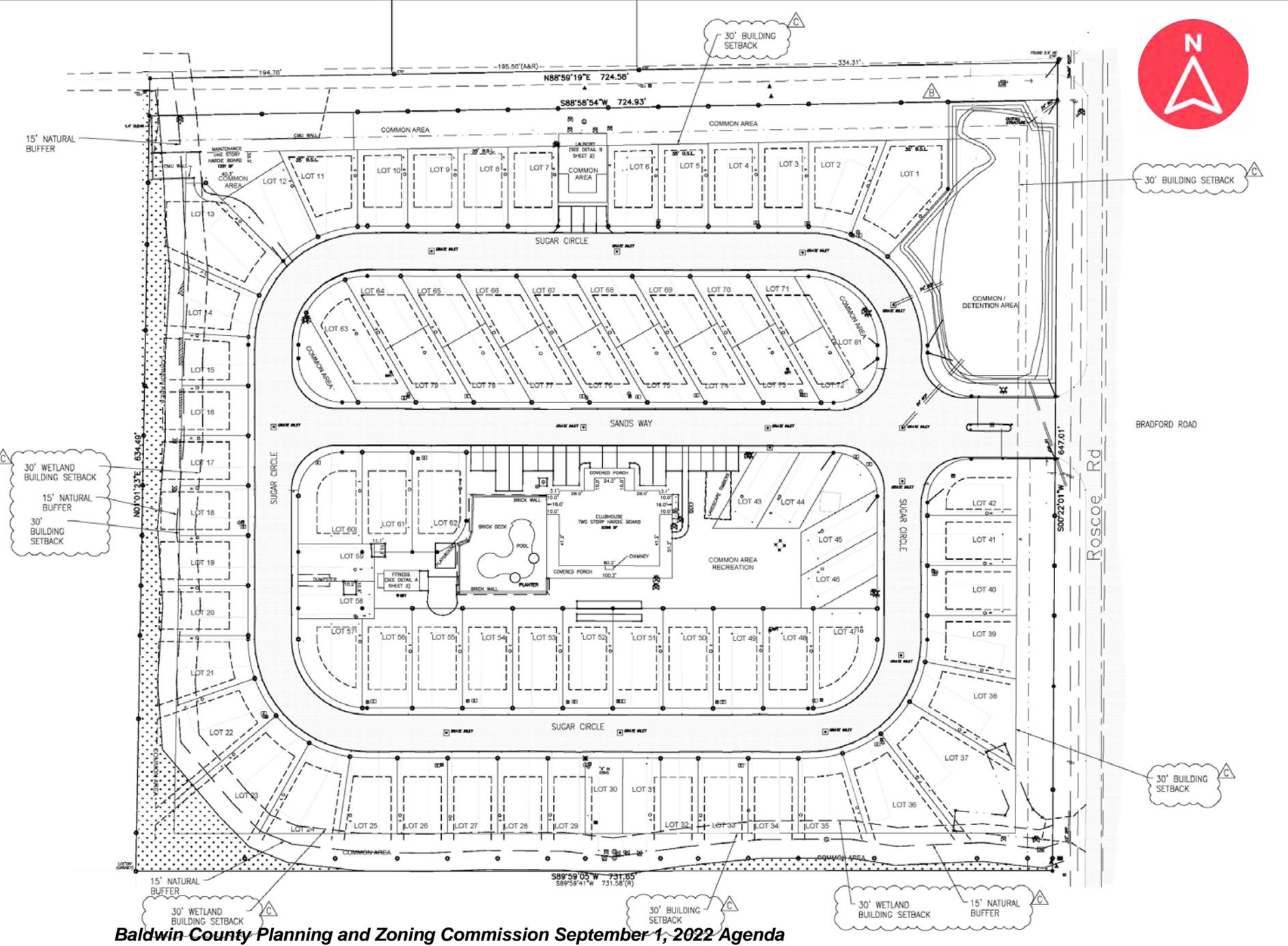
COTTON CREEK DRIVE




**BALDWIN** COUNTY, ALABAMA  
*Planning and Zoning Department*

SV22-12 SUGAR SANDS RV PARK VARIANCE  
VICINITY MAP - AERIAL VIEW





**CONTACT INFORMATION:**

**OWNER:**  
 BVTS SUGAR SANDS RV OWNER, LLC  
 1235 PEACHTREE STREET NE  
 ATLANTA, GA, 30309

**ENGINEER:**  
 LIEB ENGINEERING COMPANY, LLC  
 1290 MAIN STREET, SUITE E  
 DAPHNE, AL 36526  
 (251) 978-9779  
 CONTACT: CHRIS LIEB, PE

**SURVEYOR:**  
 S.E. CIVIL ENGINEERING & SURVEYING  
 880 HOLCOMB BLVD.  
 FAIRHOPE, AL 36532  
 (251) 990-6566

**SITE PLAN DATA:**

TOTAL ACREAGE:	10.20 AC ±
USE:	RV PARK
SMALLEST SPACE SIZE:	968 SF
TOTAL NUMBER OF HOOKUPS:	80
PARKING SPACES:	10
LINEAR FEET OF PRIVATE ROADS:	2,273 LF
TOTAL IMPERVIOUS AREA:	203,740 SF
DENSITY:	7.94 HOOKUPS/ACRE
TOTAL USABLE OPEN SPACE:	161,829 SF
COUNTY:	BALDWIN
CITY & STATE:	GULF SHORES, AL
STREET:	ROSCOE ROAD
ZONING:	RV-1
OPEN SPACE:	2.74 AC/26.9%
FRONT SETBACK:	30'
REAR SETBACK:	30'
SIDE SETBACK:	30'

**PROPOSED SITE PLAN**  
**ENLARGED TO SHOW DETAIL**  
 Page 148 of 306

# SV22-12 SUGAR SANDS RV PARK VARIANCE PROPOSED SITE PLAN CERTIFICATES OF APPROVAL

STATE OF ALABAMA  
COUNTY OF BALDWIN

THIS IS TO CERTIFY THAT I, BYVTS SUGAR SANDS RV OWNER, LLC, AS THE OWNER OF THE LAND SHOWN AND DESCRIBED IN THE SITE PLAN, AND THAT I HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREIN, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ACCEPT THE SAME, UNDER THE DESIGN AND TITLE HEREON INDICATED, AND GRANT ALL EASEMENTS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

OWNER

**CERTIFICATION BY NOTARY PUBLIC**

STATE OF ALABAMA  
COUNTY OF BALDWIN

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

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

NOTARY PUBLIC

STATE OF ALABAMA  
COUNTY OF BALDWIN

IN WITNESS WHEREOF, I, THE OWNER OF THE NOTARIAL OFFICE, HAVE HEREON SET MY HAND AND SEAL OF OFFICE AND THE SEAL OF THE STATE OF ALABAMA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

APPROVED REPRESENTATIVE

ADMINISTRATIVE  
STATE OF ALABAMA  
BALDWIN COUNTY

STATE HEREIN CERTIFY THAT \_\_\_\_\_ MADE SAID ACT.

EXAMINED BEFORE ME ON THE 14th DAY OF SEPTEMBER 2022 AT THE RESIDENCE OF SAID OWNER, AND WITH FULL KNOWLEDGE OF THE SAID REQUIREMENTS FOR AND AS TO THE ACT OF SAID STATE.

DATED UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

NOTARY PUBLIC  
COUNTY

**CERTIFICATE OF APPROVAL BY THE COUNTY PLANNING AND ZONING COMMISSION**

THE UNDERSIGNED, AS COMMISSIONER, HEREBY CERTIFIES THAT, AT ITS MEETING OF \_\_\_\_\_, THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION APPROVED THE WITHIN SITE PLAN 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: \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**  
Section: 1005000000

LOTS 1 THROUGH 11, INCLUSIVE, AND LOTS 13 THROUGH 23, INCLUSIVE, OF SUGAR SANDS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AS SLIDE 2635-E IN THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA, TOGETHER WITH THE COMMON AREAS, DETENTION AREAS AND PRIVATE ROADS OF SUGAR SANDS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AS SLIDE 2635-E IN THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA.

I, DAVID DEHL, A REGISTERED SURVEYOR OF BALDWIN COUNTY, ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF BALDWIN DEVELOPMENT CORPORATION, THE OWNER, SITUATED IN BALDWIN COUNTY, ALABAMA.

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

DAVID DEHL, DATE \_\_\_\_\_  
ALA. LIC. NO. 38014

**CERTIFICATE OF APPROVAL BALDWIN COUNTY ENGINEER**

THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN SITE PLAN FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

COUNTY ENGINEER

**PROJECT NARRATIVE:**

THIS PROJECT IS TAKING A TRADITIONAL SUBDIVISION THAT IS FOR EXISTING RV LOTS AND TURNING IT INTO A SINGLE LOT OF RECORD WITH AN OPERATING RV PARK. NO NEW INFRASTRUCTURE IS PLANNED TO BE INSTALLED.

- NOTES:**
- COMMON AREAS MAY BE EXCEEDED FOR UTILITY PLACEMENT.
  - BALDWIN EMC IS HEREBY GRANTED UTILITY EASEMENTS 100 FEET ON EACH SIDE OF EACH UTILITY LINE AND TEN FEET ALONG THE BOUNDARY OF ALL ROAD RIGHTS.
  - ALL COMMON AREAS AND PRIVATE RIGHT-OF-WAY MAY BE USED AS UTILITY EASEMENTS.
  - EASEMENTS ARE RESERVED OVER ROADS AND UNDER ALL PROPERTY INCLUDED IN THIS PLAT FOR EXISTING AND FUTURE UTILITIES.



**UTILITY PROVIDERS**

PHONE:	CENTURYLINK
WATER:	GULF SHORES UTILITIES
POWER:	BALDWIN EMC
GAS:	N/A
SEWER:	GULF SHORES UTILITIES

**FLOOD STATEMENT**

PROPERTY LIES IN FLOOD ZONE "X" AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 1100500042M, COMMUNITY NUMBER 1100500, PANEL 0542, SUFFIX "M", DATED APRIL 19, 2019.

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

**SITE PLAN DATA:**

TOTAL ACREAGE:	10.20 AC.±
USE:	RV PARK
SMALLEST SPACED SIZE:	868 S.F.±
TOTAL NUMBER OF UNITS:	16
PARKING SPACES:	16
LINEAR FEET OF PRIVATE ROADS:	2,279'-0"
TOTAL IMPERVIOUS AREA:	203,740 SF
DENSITY:	7.84 UNITS/ACRE
TOTAL USABLE OPEN SPACE:	181,829 SF
COUNTY:	BALDWIN
CITY & STATE:	GULF SHORES, AL
STREET:	ROOSEVELT ROAD
ZONING:	RV-11
OPEN SPACE:	2.74 AC/2635M
(FRONT SETBACK):	30'
(REAR SETBACK):	30'
(SIDE SETBACK):	30'

**CONTACT INFORMATION:**

**OWNER:**  
BYVTS SUGAR SANDS RV OWNER, LLC  
1233 PEACHTREE STREET NE  
ATLANTA, GA, 30309

**ENGINEER:**  
LIEB ENGINEERING COMPANY, LLC  
1290 MAIN STREET, SUITE E  
DAPHNE, AL 36526  
(251) 978-9779  
CONTACTS CHRIS LIEB, PE

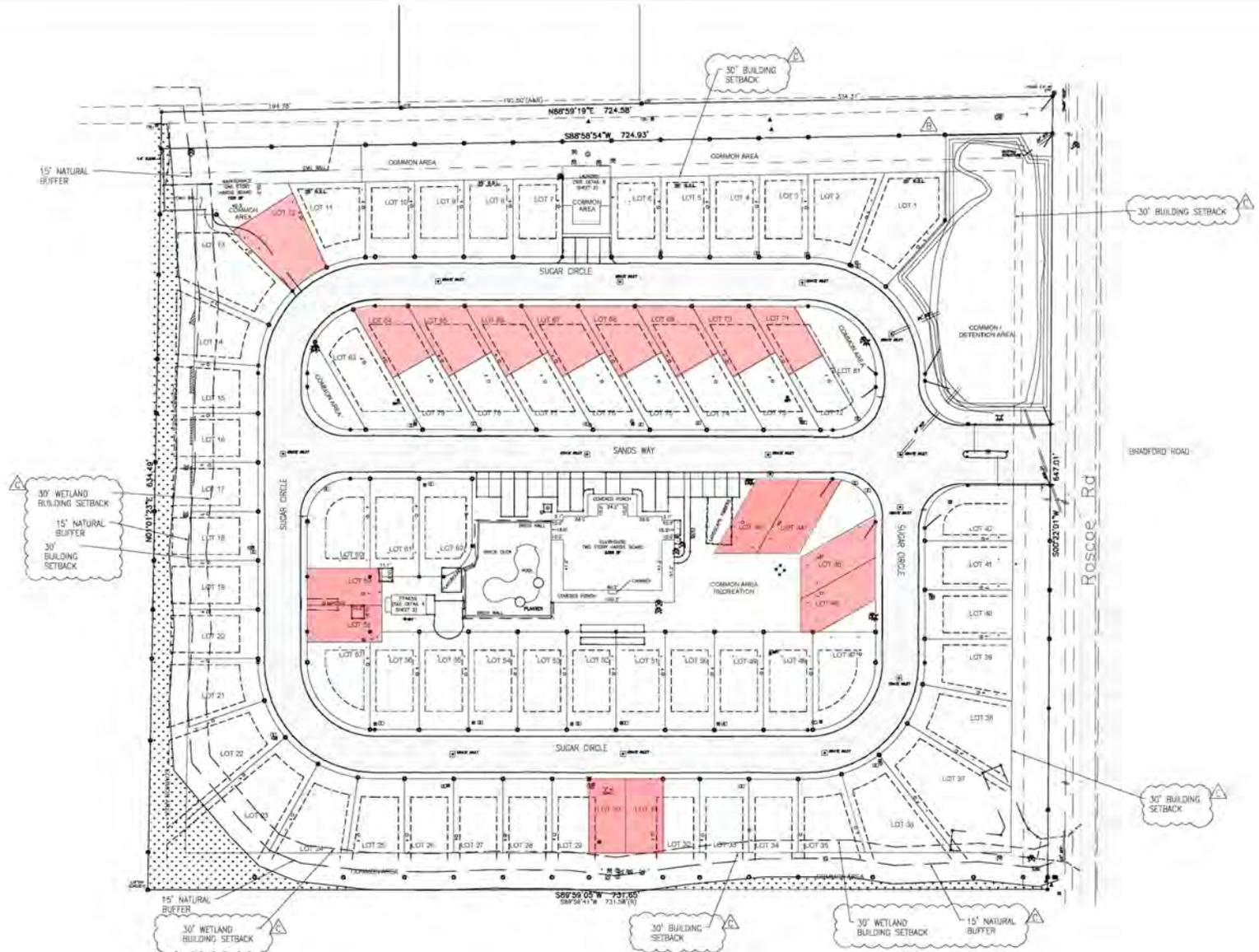
**SURVEYOR:**  
S.E. CIVIL ENGINEERING & SURVEYING  
880 HOLCOMBS BLVD.  
FAIRHOPE, AL 36532  
(251) 980-8566

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

**REVISIONS**

A	ISSUED FOR REVIEW	7/27/2022
B	ADDRESSED COMMENTS	7/18/2022
C	ADDRESSED COMMENTS	9/9/2022

 LIEB ENGINEERING COMPANY 1290 MAIN STREET, SUITE E DAPHNE, AL 36526 PH: (251) 978-9779	NOT VALID WITHOUT THE DATED SIGNATURE AND SEAL OF AN ALABAMA LICENSED ENGINEER. ALABAMA LICENSED ENGINEER: CHRISTOPHER JAY LIEB, P.E. LICENSE NUMBER: 31204 ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER: 495R	SUGAR SANDS RV RESORT SITE PLAN GULF SHORES, AL OWNER: BYVTS SUGAR SANDS RV OWNER, LLC	
	JOB NUMBER: 2021-029 DRAWN BY: JLG DATE: 02/22/2022 SCALE: 1"=40' CHECKED BY: CJC APPROVED BY: CJC ENGR CJC	SHEET NUMBER: 5 OF 5 C3.0 C	



UNAPPROVED  
RV SPACES  
ADDED BY  
PREVIOUS  
OWNER

SV22-12 SUGAR SANDS RV  
PARK VARIANCE  
PROPOSED SITE PLAN  
PENDING VARIANCE  
APPROVAL

REVISIONS	
A	ISSUED FOR REVIEW 7/22/2022
B	ADDRESSED COMMENTS 7/18/2022
C	ADDRESSED COMMENTS 8/8/2022



**LIEB ENGINEERING COMPANY**  
1290 MAIN STREET, SUITE E  
DAPHNE, AL 36526  
PH: (251) 978-9779

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

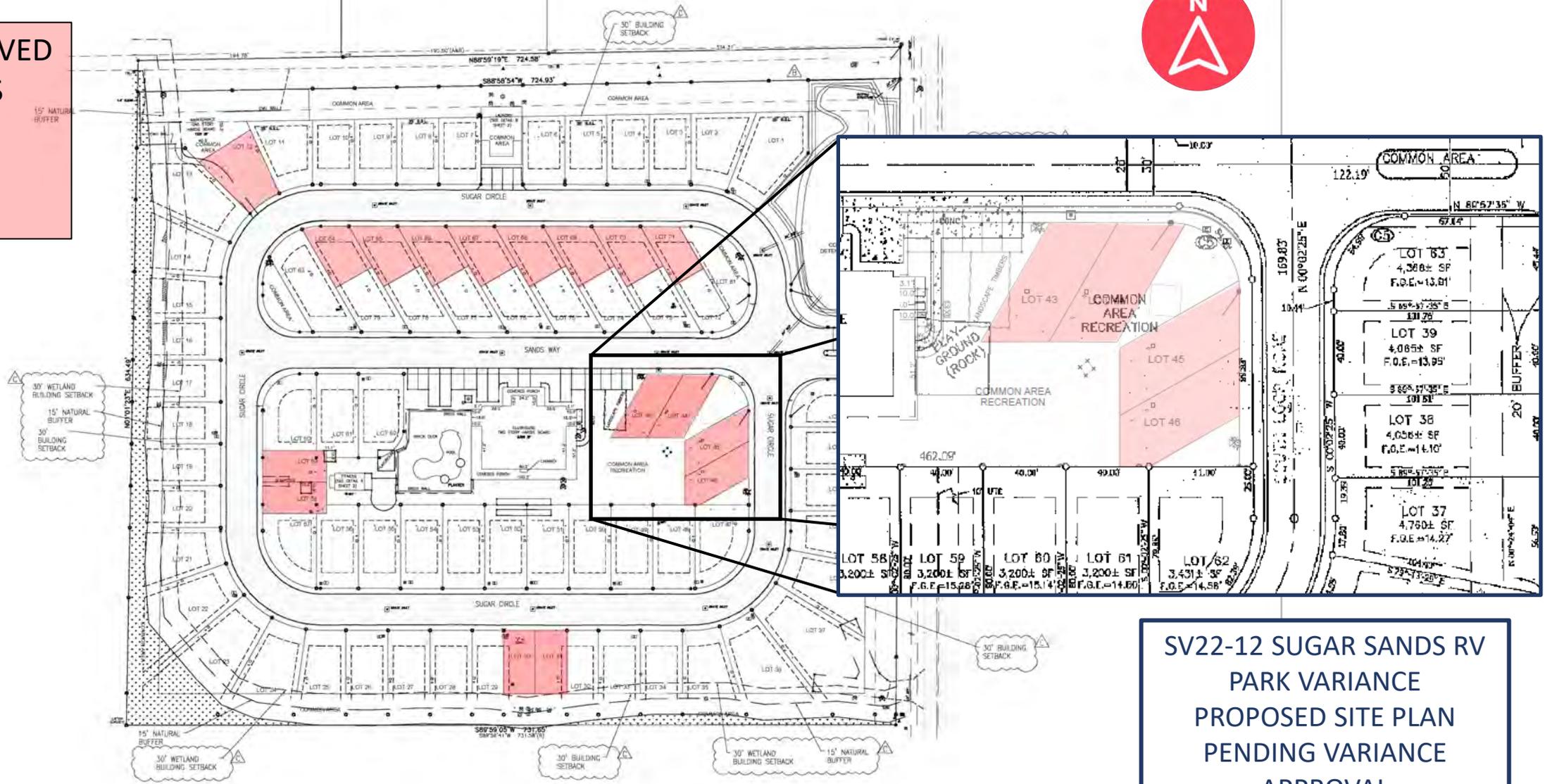
JOB NUMBER: 2021-078  
DRAWN BY: JLG  
DATE: 02/22/2022  
SCALE: 1"=40'  
CHECKED BY: C.J.L.  
APPROVED BY: C.J.L.  
ENGR: C.J.L.

SUGAR SANDS RV RESORT  
SITE PLAN  
GULF SHORES, AL  
OWNER: BVT'S SUGAR SANDS RV OWNER L.L.C.

SHEET NUMBER: 5 OF 5  
C5.0 C



UNAPPROVED  
RV SPACES  
ADDED BY  
PREVIOUS  
OWNER



SV22-12 SUGAR SANDS RV  
PARK VARIANCE  
PROPOSED SITE PLAN  
PENDING VARIANCE  
APPROVAL

REVISIONS	ISSUED FOR REVIEW	DATE
A	ISSUED FOR REVIEW	7/22/2022
B	ADDRESSED COMMENTS	7/18/2022
C	ADDRESSED COMMENTS	8/8/2022

**LIEBENGINEERING COMPANY**  
 1290 MAIN STREET, SUITE E  
 DAPHNE, AL 36526  
 PH: (251) 978-9779

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

JOB NUMBER: 2021-078  
 DRAWN BY: JLG  
 DATE: 02/22/2022  
 SCALE: 1"=40'  
 CHECKED BY: C.J.  
 APPROVED BY: C.J.  
 ENGR: C.J.

SUGAR SANDS RV RESORT  
 SITE PLAN  
 GULF SHORES, AL  
 OWNER: BVT'S SUGAR SANDS RV OWNER L.L.C.

SHEET NUMBER: 5 OF 5



# SV22-12 SUGAR SANDS RV PARK VARIANCE

## Wetland Buffers / Wetland Setbacks

Craig Martin, Senior Scientist with Wetland Sciences, Inc. conducted a wetland delineation of subject property

- Jurisdictional wetlands are shown at right marked with a red crosshatch pattern
- Several RV lots and RV spaces from the original development encroach into the wetland buffers and/or wetland setbacks
  - The variance requests that the encroaching RV spaces remain in place and continue the encroachment
- An added complication also involves the placement of the landscape buffers required by Article 13, section 13.8 of the zoning ordinance



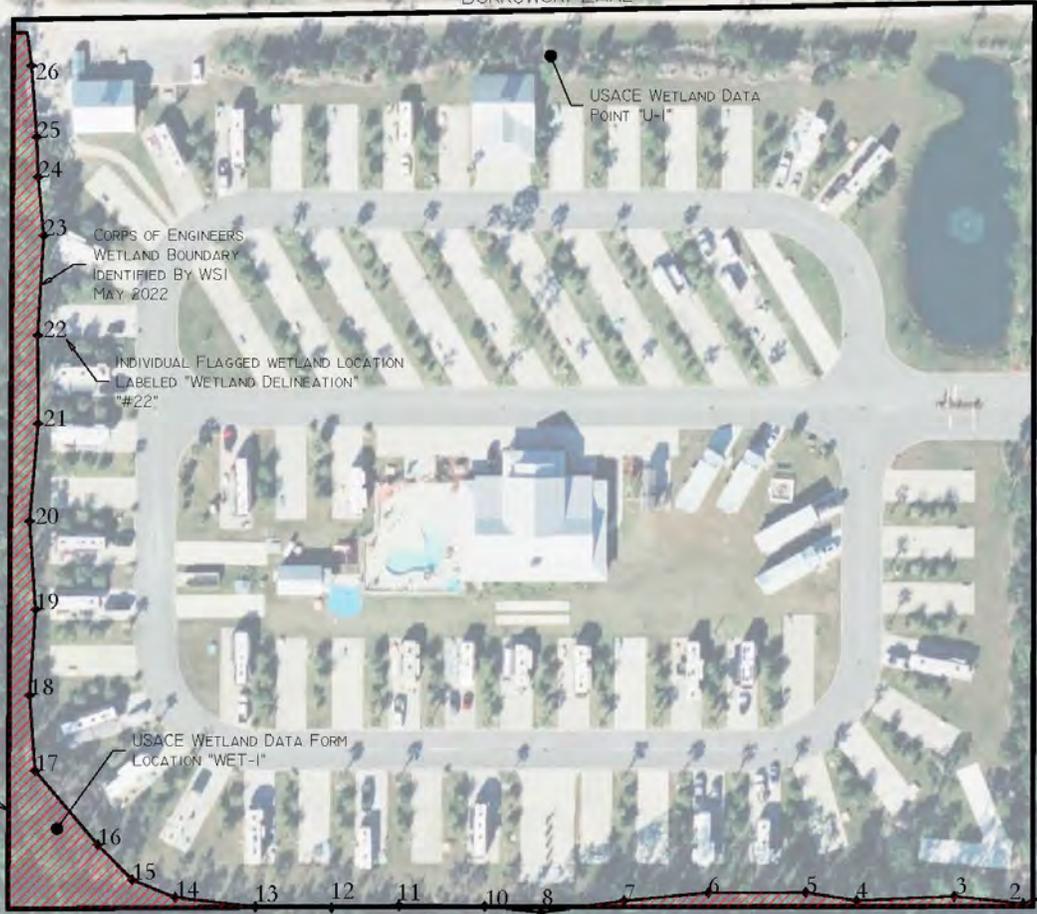
# SV22-12 SUGAR SANDS RV PARK VARIANCE JURISDICTIONAL WETLAND MAP

 SUBJECT PROPERTY  
10.70± AC (GIS CALCULATED)

 CORPS OF ENGINEERS  
WETLANDS IDENTIFIED BY WSI  
0.4± AC

 UPLANDS  
10.29± AC

NOTE: THIS IS NOT A SURVEY. ALL DATA WITHIN THIS MAP ARE SUPPLIED AS IS, WITHOUT WARRANTY. THIS PRODUCT HAS NOT BEEN PREPARED FOR LEGAL, ENGINEERING, OR SURVEY PURPOSES. USERS OF THIS INFORMATION SHOULD REVIEW OR CONSULT THE PRIMARY DATA SOURCES TO ASCERTAIN THE USABILITY OF THE INFORMATION.



 SUBJECT PROPERTY  
10.70± AC (GIS CALCULATED)

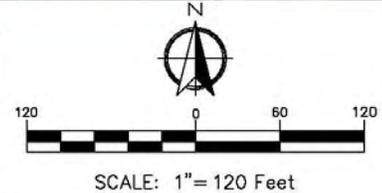
 CORPS OF ENGINEERS  
WETLANDS IDENTIFIED BY WSI  
0.4± AC

 UPLANDS  
10.29± AC



**ENVIRONMENTAL CONSULTANTS**  
3308 GULF BEACH HIGHWAY  
PENSACOLA, FLORIDA 32507  
TEL: 850.453.4700  
CRAIG@WETLANDSCIENCES.COM

PROJECT NAME: BURKOWSKI LANE AND ROSCOE ROAD  
SKETCH OF WETLAND RESOURCES  
PROJECT NO.: 2022-426  
DRAWN BY: AJN DATE: 05/25/2022  
SHEET: 1







LANDSCAPE BUFFER REQUIRED BY ARTICLE 17

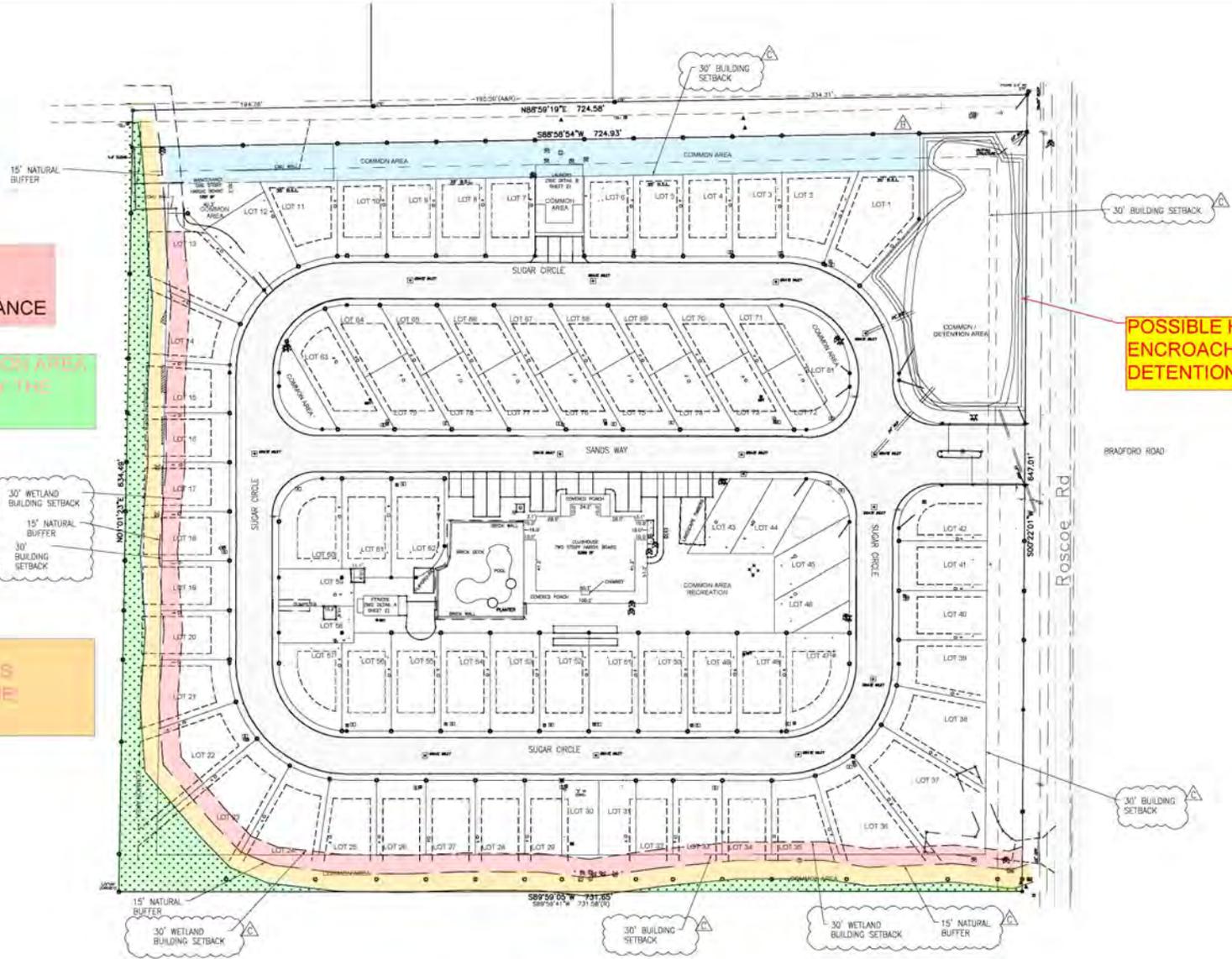
WETLAND BUFFER ENCROACHMENT IF ALLOWED BY VARIANCE

WETLAND RESTORATION AREA AS RECOMMENDED BY THE WETLAND SCIENTIST

WETLAND BUFFER RESTORATION AREA AS RECOMMENDED BY THE WETLAND SCIENTIST

POSSIBLE HCS ENCROACHMENT BY DETENTION POND

SV22-12 SUGAR SANDS RV PARK VARIANCE REQUEST  
 PROPOSED SITE PLAN WITH REQUESTED BUFFER ENCROACHMENTS COLOR-CODED



REVISIONS		
A.	ISSUED FOR REVIEW	2/22/2022
B.	ADDRESSED COMMENTS	7/16/2022
C.	ADDRESSED COMMENTS	8/8/2022

LIEB ENGINEERING COMPANY  
 1290 MAIN STREET, SUITE C  
 DAVENPORT, AL 36526  
 PH: (251) 978-9779

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

JOB NUMBER: 2021-079  
 DRAWN BY: JLG  
 DATE: 02/22/2022  
 SCALE: 1"=40'  
 CHECKED BY: CIL  
 APPROVED BY: CIL ENGR. CIL

SUGAR SANDS RV RESORT	
SITE PLAN	
GULF SHORES, AL	
OWNER: BVTS SUGAR SANDS RV OWNER L.L.C.	
SHEET NUMBER	5 OF 5



Staff believes subject application is a unique situation not fully contemplated by section 8.1(a) through 8.1(e) of the Baldwin County Subdivision regulations

- Though the encroachments into the wetland setbacks and buffers are a self-imposed condition, the original subdivision plat was recorded with no jurisdictional wetlands indicated on the plat
  - Staff's research did not discover an explanation for the non-inclusion of wetlands on Slide 2635-E

The applicant is proposing to restore previously-impacted wetlands in lieu of installing landscape buffers in certain areas, including wetland restoration in areas where landscape buffers are not required so that all wetlands and wetland buffers are restored

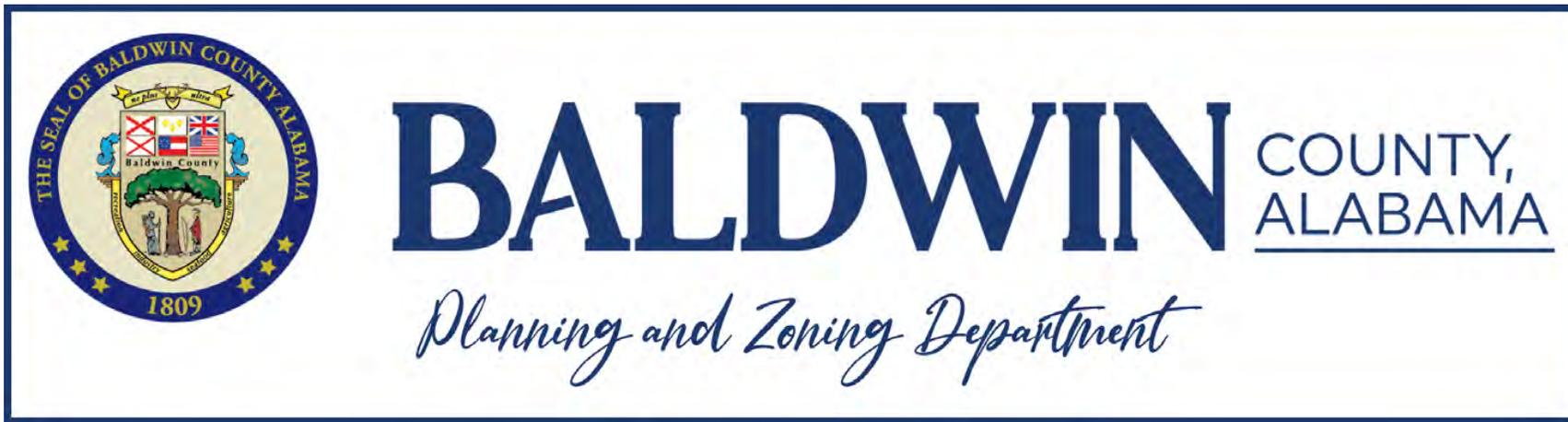
- Staff believes the requested variance is an alternative compliance tool that will not be detrimental to public safety, health, welfare and actually repairs damage to a site containing impacted jurisdictional wetlands
- Staff believes the wetland restoration is a reasonable approach and though an encroachment into a wetland setback will exist, the effect of protecting a restored wetland will remain via wetland buffers on a recorded site plan

Staff recommends that the variance from the Baldwin County Subdivision Regulations Article 4, section 4.5.5(q) be **APPROVED** subject to the following conditions:

1. RV spaces 13 through 37 shall be permitted to encroach into the 30' wetland building setbacks and 15' wetland buffers adjacent to jurisdictional wetlands
2. Submission of a Commission Site Plan with 90 days of variance approval containing the following features in addition to the normal requirements of a Commission Site Plan (CSP)
  - a. 30' Landscape buffer along the northern property line complying with Articles 13 and 17 of the Baldwin County Zoning Ordinance
  - b. Wetland restoration to ALL jurisdictional wetland areas as required by the wetland scientist
  - c. Wetland Buffer restoration adjacent to ALL jurisdictional wetland areas as required by the wetland scientist

Staff recommends that the variance from the Baldwin County Subdivision Regulations Article 4, section 4.5.5(q) be **APPROVED** subject to the following conditions (continued):

- d. Approval by the Baldwin County Board of Adjustment number 2 of a variance from the following sections of the Baldwin County Zoning Ordinance:
  - i. Article 10, section 10.4.4(2) to allow RV spaces 13 through 37 to encroach into the 30' non-disturbed wetland setback
  - ii. Article 13, section 13.8.2(m) to allow substitution of ALL wetland and wetland buffer restorations adjacent to jurisdictional wetlands in lieu of installation of the 30' landscape buffers along the south property line
3. Approval of Case number PUD22-0004 by the Baldwin County Planning and Zoning Commission and recording of the associated site plan
4. Acceptance by staff of the as-built drawings of all installed improvements



FINAL SITE PLAN - VARIANCE REQUEST  
SV22-13 DEEP SOUTH BOAT STORAGE &  
RV PARK

SEPTEMBER 1, 2022

PRESENTED BY: MARY BOOTH, SUBDIVISION COORDINATOR

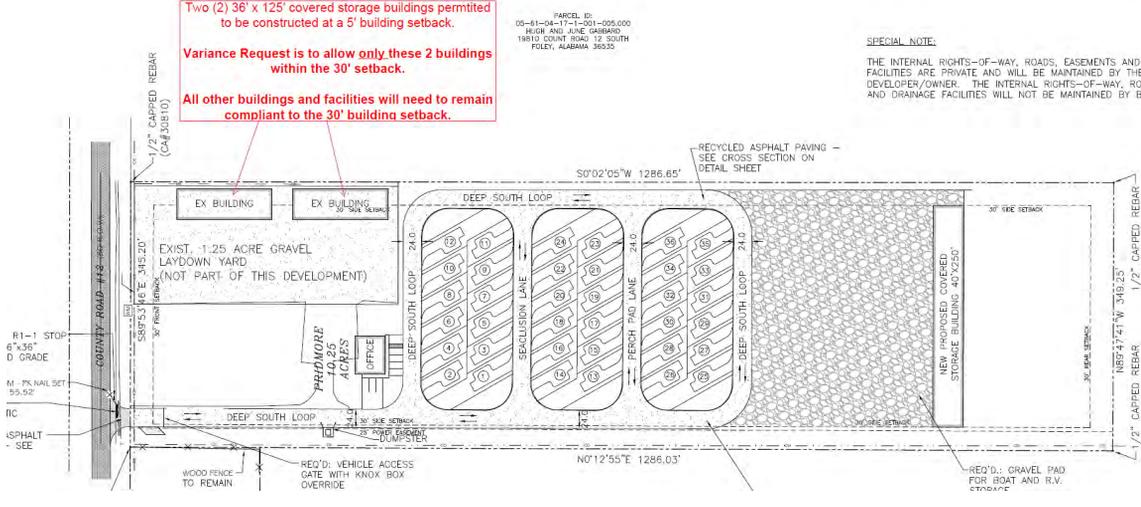
# 10.i)SV22-13 DEEP SOUTH BOAT STORAGE & RV PARK

Staff Report Prepared by:  
Mary Booth, Subdivision Coordinator

## Request before the Planning Commission: Variance Request from subdivision regulations for building setback in boat storage & RV park

To view maps/plats in higher resolution as well as public comments and supporting documents, please visit the “Upcoming Items” Planning and Zoning webpage:

<https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>



# SV22-13 DEEP SOUTH BOAT STORAGE & RV PARK

## Variance request

## Property data

**Location:** The subject property is on the south side of County Road 12 South approximately 0.40 miles west of State Highway 59 in Foley.

**Planning District:** 35

**Planning Jurisdiction:** City of Foley (RV Parks are not regulated by their zoning ordinance outside corporate limits)

**Zoning:** The citizens of Planning District 35 have voted to implement zoning, though the zoning map has not yet been adopted. Planning District 35 is thus currently under the development moratorium implemented immediately after zoning is adopted. This development was submitted and accepted prior to the moratorium and therefore final site plan approval is not governed by the current moratorium.

**Total Property Area:** 10.25+/- acres more or less

**Total # of Lots requested:** 36 Sites

- Building Setbacks: 30' Front, 30' Rear 30' Side, as shown on site plan

**Streets / Roads:** 3,418.52 LF total proposed streets shall remain private and will be maintained by the developer/owner and not Baldwin County.

Proposed sites will have direct access to internal travel way.

**Surveyor of Record:** Jeremy Sasser, *Goodwyn, Mills and Cawood, Inc.*

**Owner/Developer:** Pridmore Rentals, LLC,  
PO Box 1372, Columbus, MS

**Parcel:** 05-61-04-17-1-001-006.000

**PIN:** 13653

**Applicant's Request:** Request for variance from subdivision regulations for permanent structure within 30' building setback









State Highway 59

County Road 12 S



SUBJECT PROPERTY  
05-61-04-17-1-001-006.000/ PIN 13653



**BALDWIN** COUNTY, ALABAMA

Planning and Zoning Department  
Baldwin County Planning and Zoning Commission September 1, 2022 Agenda

SV22-13 DEEP SOUTH BOAT STORAGE & RV PARK  
FOLEY PLANNING JURISDICTION  
VICINITY MAP  
Page 165 of 306



County Road 12 S

COUNTY RD 12 S

COUNTY RD 12 S

COUNTY RD 12 W

COUNTY RD 12 S

State Highway 59

SUBJECT PROPERTY  
05-61-04-17-1-001-006.000/ PIN 13653



**BALDWIN** COUNTY, ALABAMA

Planning and Zoning Department  
Baldwin County Planning and Zoning Commission September 1, 2022 Agenda

SV22-13 DEEP SOUTH BOAT STORAGE &  
RV PARK  
FOLEY PLANNING JURISDICTION  
AERIAL SITE MAP

# SV22-13 DEEP SOUTH BOAT STORAGE & RV PARK

## Staff Comments

A timeline of the approval and permitting process is detailed below:

- BC Planning Commission approved final site plan on 9/5/19
  - Email to Mr. Joey Pridmore on 9/6/19 to coordinate construction plan review and issuance of Subdivision Permit
  - Email to applicant's EOR (at time of approval, Robert Cummings, GMC) on 9/6/19 on final site plan approval and coordination of construction plan review and issuance of Subdivision Permit
  - Email to Mrs. Jennifer Pridmore on 9/10/19 conveying same as she was asking for approval letter to get a building permit
  - Email to Hwy on 9/18/19 to clarify applicant's frustration for Final Site Plan fee and Construction Plan review fee
- BC Hwy department completed construction plan review and issued subdivision permit on 10/24/19.
- Applicant should have recorded the final site plan *prior* to obtaining any building permits.
- Applicant applied for RV park permit for 12 lots, permit 12979 was issued on 11/1/19
- Applicant applied for a building permit 3/12/21 for a 36' x 125' covered storage building. Permit was approved by BC Building Department, BP21-000227

## Staff Comments cont'd

- Applicant applied for a building permit 6/15/21 for a 36' x 125' covered storage building and a 30' x 50' office. Permit was approved by BC Building Department, BP21-000992
- Applicant applied for a building permit on 6/1/22 for a 40' x 250' covered storage building but the permit, BC22-000957, has been placed on hold until final site plan is approved and recorded
- Applicant applied for an RV Park permit with the BC Building Department on 5/12/22, Permit #RVP22-000001, has been placed on hold until final site plan is approved and recorded
- Applicant submitted final site plan for recording to BC P&Z on 6-29-22 but there were modifications from the originally approved site plan, so the applicant's engineer submitted an updated site plan for review by P&Z.
- Applicant submitted an extension request on 7/1/22 to allow time to modify and record site plan and allow for additional time to complete construction of proposed boat storage and RV Park.
- Staff is recommending approval of the final request for a 1-year extension. Staff is recommending approval with comments identified on future slide
- Variance request submitted 8-15-22 to allow only the two 36' x 125' covered storage buildings which are permitted and constructed at a 5' building setback. All other buildings will be subject to the 30' building setback.
- Staff is recommending approval of the variance request due to comments identified on future slide

# SV22-13 Deep South Boat Storage & RV Park – variance criteria

## SUBDIVISION VARIANCE CRITERIA PROMULGATED BY ARTICLE 8, SECTION 8.1(a) THROUGH 8.1(e) OF THE BALDWIN COUNTY SUBDIVISION REGULATIONS

***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
- b. The conditions upon which the request for variance is based are unique to the property for which the variance is sought
- 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 the these regulations are carried out
- d. The variance will not in any manner vary the provisions of other adopted policies and regulations of the Baldwin County Commission
- e. Inconvenience, financial concerns, or self-imposed conditions shall not be considered as a hardship for the purpose of granting the variance.

## APPLICANT COMMENTS AND STAFF REBUTTAL OF VARIANCE CRITERIA WITHIN ARTICLE 8, SECTION 8.1(a) THROUGH 8.1(e) OF THE BALDWIN COUNTY SUBDIVISION REGULATIONS

### **a. Applicant Comments:**

On October 24, 2019 a subdivision permit was approved for Deep South Boat Storage and RV Park by the Baldwin County planning commission with 5' side setbacks for buildings. In March of 2021 a building permit was applied for and received to construct a 4500 sf metal building and in June 2021 another permit was obtained to build a second 4500 sf metal building. Both buildings were built 5' from the property as required by the approved site plan. In July of this year the owner was informed that they would need to request an extension of the site plan approval to be able to continue developing the property based on the approved site plan. It was also at the time that it was determined that the original approved site plan was not recorded in the judge of probate and the owner would have to get this accomplished as well.

During the period from site plan approval to July 2022 the residents of zoning district 35 voted to implement zoning in their district which has now changed the side yard setbacks for the subject property to 35'. This change has placed the 2 metal buildings to now be in non conformance. The owner is asking for a variance from new side setback requirement as the original approved site plan had the building setback set at 5' and the buildings were permitted and built based on this requirement.

### **• Staff Rebuttal:**

*Applicant's comment regarding zoning is inaccurate as this development was approved prior to the implementation of zoning and is not subject to the proposed zoning for Planning District 35. On September 5, 2019, Baldwin County Planning Commission approved the Final Site plan, which did reflect the 5' building setbacks as stated by the applicant. On October 24, 2019, Baldwin County Highway Department issued the Subdivision Permit based on construction plan reviews. During both reviews, this oversight was not discovered by Subdivision Staff nor Highway Staff with the incorrect building setbacks. P&Z Staff acknowledges the 5' setback for only these two covered storage buildings. All other buildings will be subject to the 30' building setback as shown on the modified site plan.*

# SV22-13 Deep South Boat Storage & RV Park – variance criteria

## SUBDIVISION VARIANCE CRITERIA PROMULGATED BY ARTICLE 8, SECTION 8.1(a) THROUGH 8.1(e) OF THE BALDWIN COUNTY SUBDIVISION REGULATIONS

***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
- b. The conditions upon which the request for variance is based are unique to the property for which the variance is sought
- 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 the these regulations are carried out
- d. The variance will not in any manner vary the provisions of other adopted policies and regulations of the Baldwin County Commission
- e. Inconvenience, financial concerns, or self-imposed conditions shall not be considered as a hardship for the purpose of granting the variance.

## APPLICANT COMMENTS AND STAFF REBUTTAL OF VARIANCE CRITERIA WITHIN ARTICLE 8, SECTION 8.1(a) THROUGH 8.1(e) OF THE BALDWIN COUNTY SUBDIVISION REGULATIONS (continued)

### ***Staff Rebuttal continued:***

*The proposed zoning for Planning District 35 and current moratorium has no impact on the approval of the modified final site plan as this development was approved prior to the implementation of zoning under the moratorium. .*

*However, the final site plan was not recorded as per subdivision regulations 9.5.7 and 9.8. Baldwin County Building Department inquired on the status of the recorded site plan for additional building permits. This resulted in the applicant submitting the final site plan for recording which was brought into P&Z office on June 29, 2022. The site plan had been significantly modified from the original approval with the addition of the two covered storage buildings, addition of an office, modified site layout (reduction in number of RV sites), and additional proposed storage, resulting in a request for a modified site plan. Thus, an outstanding review from Highway for an updated drainage document due to a change in drainage from what was originally approved with the FSP in September 2019.*

*Although the setbacks were originally approved at 5' front, rear and side, the applicant, since the final site plan had not been recorded, P&Z staff could not allow a site plan with incorrect setbacks to be recorded and requested the setbacks to be shown at 30' from exterior property line. This resulted in the two covered storage buildings to now be located within the 30' building setback.*

# SV22-13 Deep South Boat Storage & RV Park – variance criteria

## SUBDIVISION VARIANCE CRITERIA PROMULGATED BY ARTICLE 8, SECTION 8.1(a) THROUGH 8.1(e) OF THE BALDWIN COUNTY SUBDIVISION REGULATIONS

***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
- b. The conditions upon which the request for variance is based are unique to the property for which the variance is sought
- 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
- d. The variance will not in any manner vary the provisions of other adopted policies and regulations of the Baldwin County Commission
- e. Inconvenience, financial concerns, or self-imposed conditions shall not be considered as a hardship for the purpose of granting the variance.

## APPLICANT COMMENTS AND STAFF REBUTTAL OF VARIANCE CRITERIA WITHIN ARTICLE 8, SECTION 8.1(a) THROUGH 8.1(e) OF THE BALDWIN COUNTY SUBDIVISION REGULATIONS (continued)

b. Applicant Comments: The conditions on this property are unique in that the property has not been fully developed in the 2 years allotted by the subdivision regulations and those regulations have changed since the original approval was obtained. It is acknowledged that if the site plan had been recorded in the office of probate the variance would not be needed.

- ***Staff Rebuttal:*** *The regulations in effect at the time of approval were the 2018 regulations. The current regulations have the same provision for approval and recording of final site plan and has no impact for this review.*

c. Applicant Comments: The buildings are permitted, built and occupied under the regulations and rules in place when the site plan was approved.

- ***Staff Rebuttal:*** *The buildings that are currently in place are built under approved permits. Although a site plan was not recorded prior to obtaining a building permit, had the site plan been recorded as approved with the 5' setback reflected on the site plan, this variance would not be required.*

d. Applicant Comments: This variance is the only deviation from the policies of the county that is being requested. This variance will not cause any other policies to come into question.

- ***Staff Rebuttal:*** *A variance is required to allow for a permanent structure to be located within the 30' building setback that was in place when the final site plan was approved. However, due to prior approval of the final site plan with the 5' setback shown, this variance is to memorialize the 30' building setback which is now shown correctly on the modified site plan, and allowance of the two covered storage buildings within the 30' setback.*

e. Applicant Comments: Yes

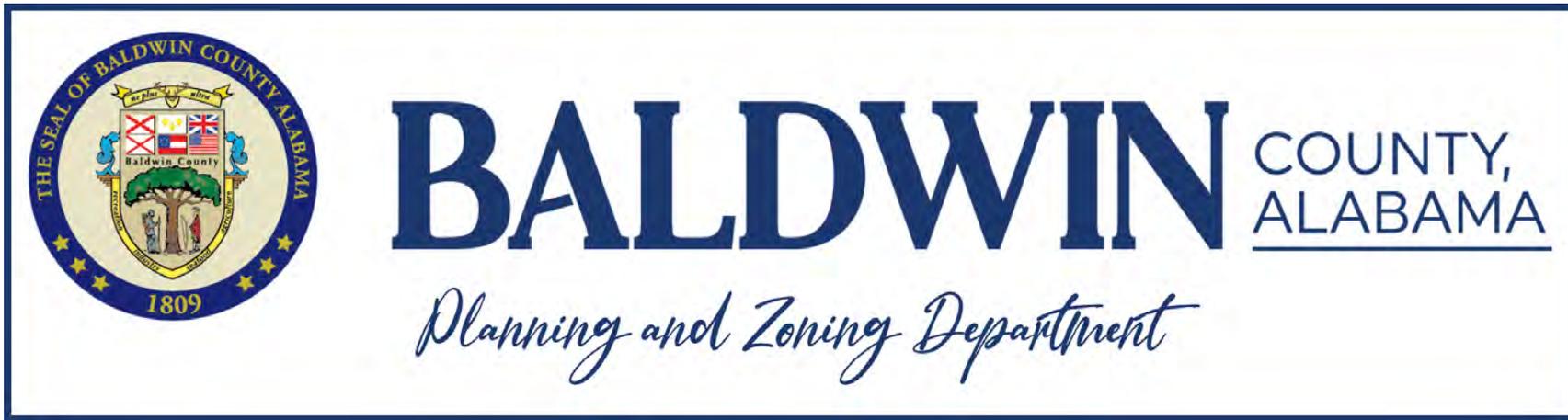
- ***Staff Rebuttal:*** *Staff acknowledges that prior approval of final site plan with 5' building setback constitutes a non-conforming site plan but concurs with the applicant's comments that buildings were installed by approved building permits.*

# SV22-13 Deep South Boat Storage & RV Park VARIANCE REQUEST

*Staff recommendation*

Staff recommends that Variance Request SV22-13 be **APPROVED** due to prior final site plan approval and the variance request conforms with the variance criteria of Section 8.1(a) through 8.1(e) of the Baldwin County Subdivision Regulations with the following conditions:

1. Variance Request if approved, results in modified site plan being recorded prior to approval of any future building permits.
2. Any comments received from Highway regarding review and modification of the drainage document are reflected on the updated final site plan prior to being recorded.
3. Memorialize that the approved and recorded final site plan shall thereafter be binding upon the owner, his/her heirs, successors, and assigns, shall limit and control the issuance and validity of permits and certificates and shall restrict and limit the use and operation of all land and structures within the Planned Unit Development to all conditions and limitations specified in such plan and the approval thereof.
4. Variance Request if denied, results in modified site plan to show the two covered storage buildings relocated outside of the 30' building setback and subject to comments #2 and #3 above.



# FINAL SITE PLAN - EXTENSION REQUEST

S-20051 SANDY TOES RV PARK

SEPTEMBER 1, 2022

PRESENTED BY: MARY BOOTH, SUBDIVISION COORDINATOR



# S-20051 SANDY TOES RV PARK FINAL SITE PLAN EXTENSION REQUEST

## *Property data*

**Location:** The subject property is located on the north side of County Road 32 approximately 0.50 miles west of the Baldwin Beach Express in the Summerdale area.

**Planning District:** 18

**Zoning:** The citizens of Planning District 18 have not yet implemented zoning

**Total Property Area:** 3.96+/- acres more or less

**Total # of Lots requested:** 40 Sites

- Building Setbacks: 30' Front, 30' Rear 30' Side, as shown on site plan

**Streets / Roads:** 1,797 LF total proposed streets shall remain private and will be maintained by the developer/owner and not Baldwin County.

Proposed sites will have direct access to internal travel way.

**Surveyor of Record:** William Raber, PLS, *Raber Surveying*

**Owner/Developer:** John Dodson  
900 N. New Warrington Road, Pensacola, FL 32506

**Engineer:** Baker Davis, Divergent Engineering, LLC  
PO Box 808, Magnolia Springs, AL 36555

**Parcel:** 05-48-08-33-0-000-013.000

**PIN:** 25476

**Applicant's Request:** Request for extension of final site plan approval to allow construction to be completed.









Sanborn Ave

Baldwin Beach Express

SUBJECT PROPERTY  
05-48-08-33-0-000-013.000/ PIN 25476

County Road 73

County Road 32



S-20051 SANDY TOES RV PARK  
VICINITY MAP



**BALDWIN** COUNTY, ALABAMA  
*Planning and Zoning Department*  
Baldwin County Planning and Zoning Commission September 1, 2022 Agenda



Baldwin Beach Express

SUBJECT PROPERTY  
05-48-08-33-0-000-013.000/ PIN 25476

County Road 32

S-20051 SANDY TOES RV PARK  
AERIAL VIEW



**BALDWIN** COUNTY, ALABAMA  
*Planning and Zoning Department*  
Baldwin County Planning and Zoning Commission September 1, 2022 Agenda

A timeline of the approval and permitting process is detailed below:

- BC Planning Commission approved final site plan on 9/3/20
  - Applicant at time FSP was approved in September 2020 was Mr. Paul Duncan. Construction plans were not submitted to Hwy for review and issuance of a Subdivision Permit
- Current owner, John Dodson, authorized Baker Davis to submit an updated site plan for review by P&Z staff and construction plans and drainage document were submitted to Highway for construction plan review on 6/23/22
- Final Site Plan is being modified from original approval as follows:
  - Change construction phasing: Originally approved for 40 sites with 20 sites in Phase I and 20 sites in Phase II – on-site septic system
  - Conversion from septic system to public sewer, revising to 33 sites in Phase I and 7 sites in Phase II, still 40 sites total
- Applicant submitted extension request on 8-15-22 along with modified site plan, also requesting a name change from Sandy Toes RV Park to Summer Acres RV Resort
- Construction Plan review is on hold pending approval of Final Site Plan extension request and name change

Divergent Engineering  
Consulting Civil Engineers

August 15, 2022

**REQUEST FOR S-20051 EXTENSION**

Attn: Baldwin County Planning and Zoning  
Mary Booth, Subdivision Coordinator  
22251 Palmer Street  
Robertsdale, AL 36567  
Phone: (251) 580-1655  
Email: [MB00TH@baldwincountyal.gov](mailto:MB00TH@baldwincountyal.gov)

Dear Mary,

Divergent Engineering seeks to request a first time one-year extension for the **Final Site Plan of Sandy Toes RV Park (S-20051)**, by the September 1st Planning and Zoning Commission so that it remains current during the construction phase. The unzoned property is located on County Road 32 in Summerdale, Alabama. The following will explain the reasoning behind this request.

- 1) **Change of Property Ownership** from Paul Duncan to John Dodson on January 24, 2022.
- 2) **Minor modifications on the overall project master plan** were made to suit Mr. John Dodson's vision for his future recreational vehicle resort campground. On September 3, 2020, the site plan was approved under the name Sandy Toes RV Park for Mr. Paul Duncan, and thus set to expire on September 3, 2022. The minor modifications are listed below.
  - In Phase 1, the on-site septic will be converted to public sewer services made available through a sewer main extension provided by Baldwin County Sewer Service (BCSS) to the property. This will allow us to increase the number of RV lots from 20 to 33. Preparations are in order to allow for the sewer main to be extended as soon as a 1-year extension is granted.
  - In Phase 2, an additional 7 RV lots will be added with the removal of the current building that is to be retained for park use in Phase 1.
  - The positioning of the RV lots as well as master developments planned areas for guest facilities and amenities have been modified. All data tables have been updated accordingly.

A full set of construction documents have been completed and submitted to Baldwin County Highway Department and are awaiting approval for permitting of construction. During this request, upon the current owner's behalf (John Dodson), Divergent Engineering also seeks to have the name changed for case S-20051 from Sandy Toes RV Park to **Summer Acres RV Resort**.

Upon your approval, the extension for Final Site Plan will last until September 3, 2023. Thank you in advance for your prompt response.

Best regards,  
Divergent Engineering, LLC  
  
T. Baker Davis, P.E.

---

Divergent Engineering, LLC  
P.O. Box 808, Magnolia Springs, AL 36555  
(251) 747-7859 | [BakerD@divgENG.com](mailto:BakerD@divgENG.com)

## Staff Comments

- Baker Davis, P.E. of Divergent Engineering LLC prepared a written drainage narrative for the subject property
  - The drainage narrative has been reviewed and has been accepted by the Baldwin County Highway Department
  - Baldwin County Highway Department has reviewed the modified site plan and concurs there are minor changes from the original final site plan approved
  - Review of all drainage improvement drawings will be conducted during the construction plans review administered by the Baldwin County Highway Department upon approval of extension request

**DRAINAGE REPORT OF CALCULATIONS**  
**SUMMER ACRES RV RESORT**  
A COMMERCIAL DEVELOPMENT

PROJECT LOCATION:  
20545 COUNTY ROAD 32 (DIXIE ROAD)  
SUMMERDALE, ALABAMA  
BALDWIN COUNTY

PREPARED FOR:  
JOHN DODSON

PREPARED BY:  
**T. BAKER DAVIS, P.E.**  
CIVIL ENGINEER

  
*T. Baker Davis*

JUNE 1, 2022

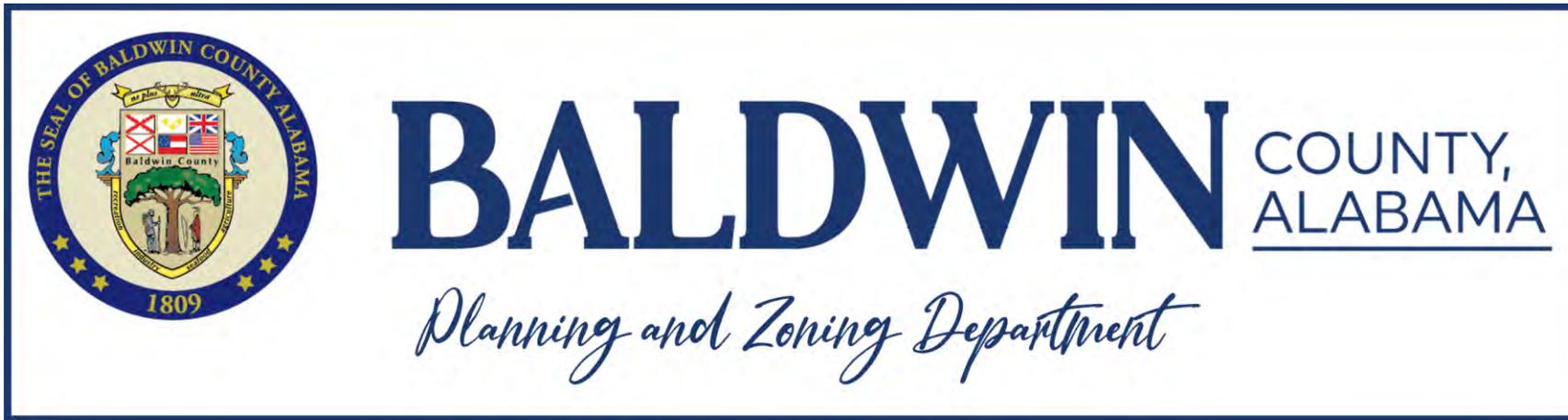
---

Divergent Engineering, LLC  
Post Office Box 208  
Magnolia Springs, Alabama 36555

(251) 747-7259  
www.DivergentPE.com

Staff recommends that extension request for case number S-20051 be **APPROVED** subject to compliance with Baldwin County Subdivision Regulations and with the following conditions:

1. Administrative approval of name change to Summer Acres RV Resort
2. Review and approval of construction plans and issuance of Subdivision Permit from BC Highway Department
3. Record full plan set for Final Site Plan
4. Submit application for Building Permit (Town of Summerdale)



FINAL SITE PLAN - EXTENSION REQUEST  
S-19038 DEEP SOUTH BOAT STORAGE &  
RV PARK

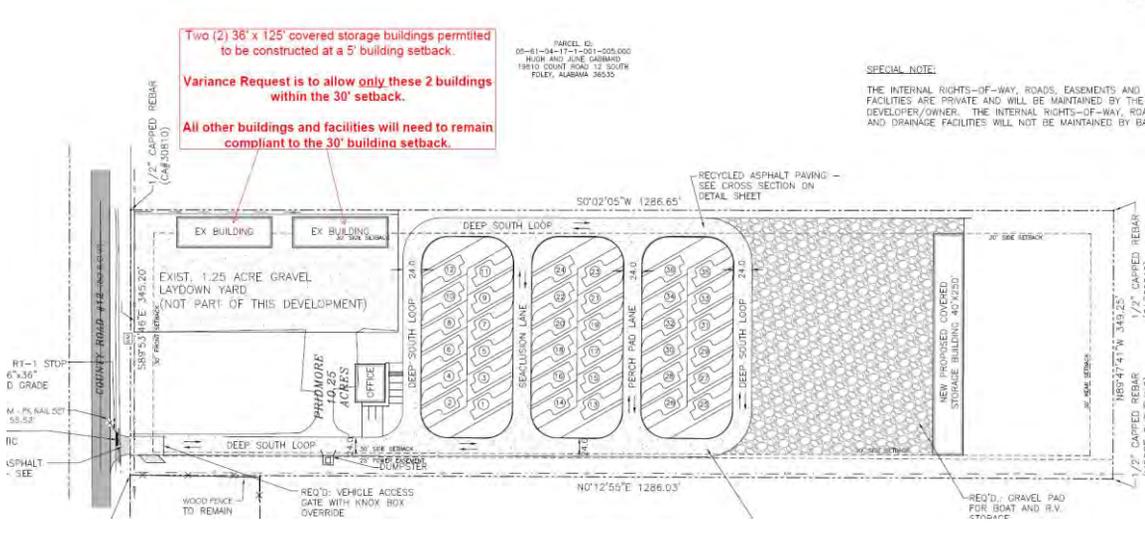
SEPTEMBER 1, 2022

PRESENTED BY: MARY BOOTH, SUBDIVISION COORDINATOR

## Request before the Planning Commission: Final Extension Request for final site plan approval

To view maps/plats in higher resolution as well as public comments and supporting documents, please visit the “Upcoming Items” Planning and Zoning webpage:

<https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>



# S-19038 DEEP SOUTH BOAT STORAGE & RV PARK

## FINAL SITE PLAN EXTENSION REQUEST

**Location:** The subject property is on the south side of County Road 12 South approximately 0.40 miles west of State Highway 59 in Foley.

**Planning District:** 35

**Planning Jurisdiction:** City of Foley (RV Parks are not regulated by their zoning ordinance outside corporate limits)

**Zoning:** The citizens of Planning District 35 have voted to implement zoning, though the zoning map has not yet been adopted. Planning District 35 is thus currently under the development moratorium implemented immediately after zoning is adopted. This development was submitted and accepted prior to the moratorium and therefore final site plan approval is not governed by the current moratorium.

**Total Property Area:** 10.25+/- acres more or less

**Total # of Lots requested:** 36 Sites

- Building Setbacks: 30' Front, 30' Rear 30' Side, as shown on site plan

**Streets / Roads:** 3,418.52 LF total proposed streets to be dedicated for public right-of-way

Proposed sites will have direct access to internal travel way.

**Surveyor of Record:** Jeremy Sasser, *Goodwyn, Mills and Cawood, Inc.*

**Owner/Developer:** Pridmore Rentals, LLC,  
PO Box 1372, Columbus, MS

**Parcel:** 05-61-04-17-1-001-006.000

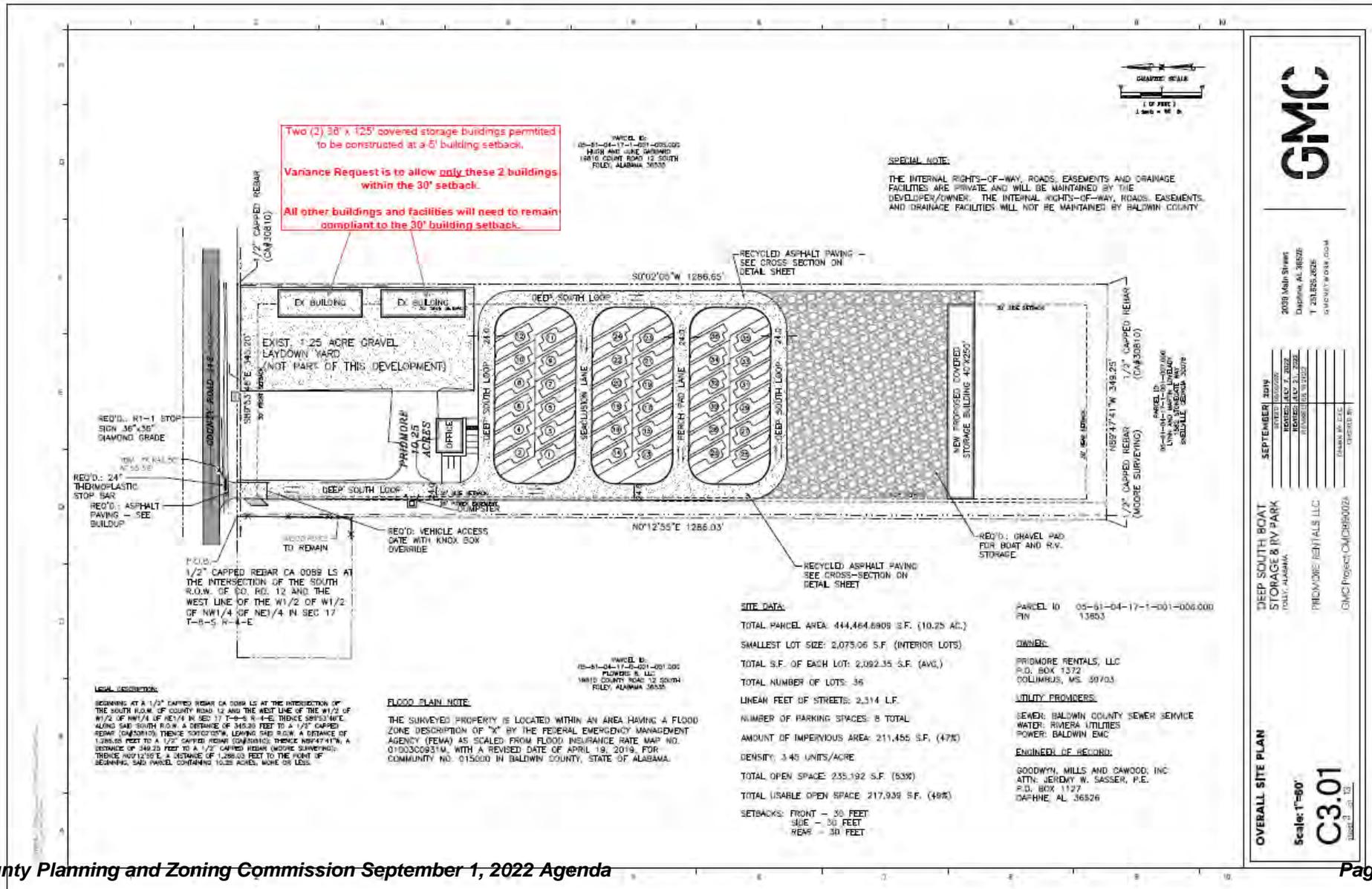
**PIN:** 13653

**Applicant's Request:** Request for extension of final site plan approval to allow remainder of construction to be completed.



# S-19038 DEEP SOUTH BOAT STORAGE & RV PARK

Modified Site Plan - Overall Site Plan 8-15-2022



Two (2) 38' x 125' covered storage buildings permitted to be constructed at a 5' building setback.  
 Variance Request is to allow only these 2 buildings within the 30' setback.  
 All other buildings and facilities will need to remain compliant to the 30' building setback.

**SPECIAL NOTE:**  
 THE INTERNAL RIGHTS-OF-WAY, ROADS, EASEMENTS AND DRAINAGE FACILITIES ARE PRIVATE AND WILL BE MAINTAINED BY THE DEVELOPER/OWNER. THE INTERNAL RIGHTS-OF-WAY, ROADS, EASEMENTS, AND DRAINAGE FACILITIES WILL NOT BE MAINTAINED BY BALDWIN COUNTY.

**SITE DATA:**  
 TOTAL PARCEL AREA: 444,464.6908 S.F. (10.25 AC.)  
 SMALLEST LOT SIZE: 2,075.06 S.F. (INTERIOR LOTS)  
 TOTAL S.F. OF EACH LOT: 2,092.35 S.F. (AVG.)  
 TOTAL NUMBER OF LOTS: 36  
 LINEAR FEET OF STREETS: 2,314 LF.  
 NUMBER OF PARKING SPACES: 8 TOTAL  
 AMOUNT OF IMPERVIOUS AREA: 211,455 S.F. (47%)  
 DENSITY: 3.45 UNITS/ACRE  
 TOTAL OPEN SPACE: 235,192 S.F. (53%)  
 TOTAL USABLE OPEN SPACE: 217,939 S.F. (49%)  
 SETBACKS: FRONT - 30 FEET  
 SIDE - 30 FEET  
 REAR - 30 FEET

**PARCEL ID:** 05-01-04-17-1-001-006.000  
**FIN:** 13803

**OWNER:**  
 PROMORE RENTALS, LLC  
 P.O. BOX 1372  
 COLUMBUS, MS 39703

**UTILITY PROVIDERS:**  
 SEWER: BALDWIN COUNTY SEWER SERVICE  
 WATER: RIVERA UTILITIES  
 POWER: BALDWIN EMC

**ENGINEER OF RECORD:**  
 GOODWYN, MILLS AND CAWOOD, INC.  
 ATTN: JEREMY W. SASSER, P.E.  
 P.O. BOX 1127  
 DAPHNE, AL 36826

**LOCAL JURISDICTION:**  
 BEGINNING AT A 1/2" CAPPED REBAR CA 0089 LS AT THE INTERSECTION OF THE SOUTH R.O.W. OF COUNTY ROAD 12 AND THE WEST LINE OF THE W1/2 OF W1/2 OF NE1/4 IN SEC 17 T-8-S R-4-E. THENCE S89°33'40"E ALONG S48° SOUTH R.O.W. A DISTANCE OF 348.25 FEET TO A 1/2" CAPPED REBAR (CONCRETE), THENCE S01°02'25"W LEAVING S48° R.O.W. A DISTANCE OF 1,286.03 FEET TO A 1/2" CAPPED REBAR (CONCRETE), THENCE N89°47'41"W A DISTANCE OF 348.25 FEET TO A 1/2" CAPPED REBAR (CONCRETE), THENCE N00°12'55"E A DISTANCE OF 1,286.03 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 10.25 ACRES, MORE OR LESS.

**FLOOD PLAIN NOTE:**  
 THE SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESCRIPTION OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS SCALED FROM FLOOD INSURANCE RATE MAP NO. 01030302514, WITH A REVISION DATE OF APRIL 19, 2019, FOR COMMUNITY NO. 015000 IN BALDWIN COUNTY, STATE OF ALABAMA.



2008 Main Street  
 Daphne, AL 36826  
 T 251.855.2026  
 GVM@GMC.COM

SEPTEMBER 2022	DATE
REVISED JULY 7, 2022	DATE
REVISED JULY 21, 2022	DATE
REVISED JULY 21, 2022	DATE

DEEP SOUTH BOAT STORAGE & RV PARK  
 DAPHNE, ALABAMA

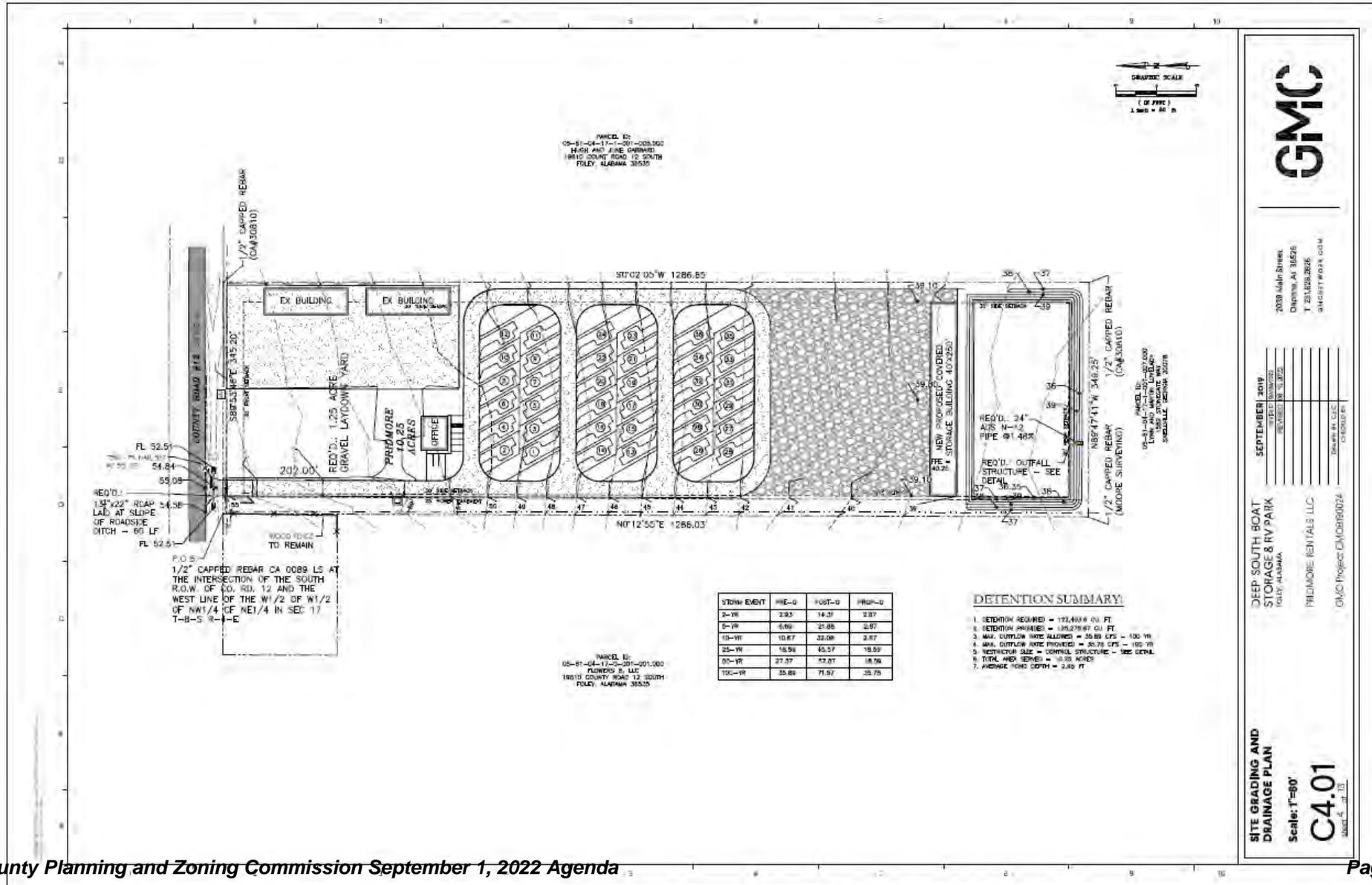
PROMORE RENTALS, LLC  
 GMC Project CM1809002A

OVERALL SITE PLAN  
 Scale: 1"=60'  
**C3.01**  
 August 15, 2022



# S-19038 DEEP SOUTH BOAT STORAGE & RV PARK

## Modified Site Plan - Grading & Drainage Plan





State Highway 59

County Road 12 S



SUBJECT PROPERTY  
05-61-04-17-1-001-006.000/ PIN 13653

S-19038 DEEP SOUTH BOAT STORAGE &  
RV PARK  
FOLEY PLANNING JURISDICTION  
AERIAL VICINITY MAP  
Page 189 of 306



**BALDWIN** COUNTY, ALABAMA

*Planning and Zoning Department*  
Baldwin County Planning and Zoning Commission September 1, 2022 Agenda



County Road 12 S

State Highway 59

SUBJECT PROPERTY  
05-61-04-17-1-001-006.000/ PIN 13653



**BALDWIN** COUNTY, ALABAMA

*Planning and Zoning Department*  
Baldwin County Planning and Zoning Commission September 1, 2022 Agenda

S-19038 DEEP SOUTH BOAT STORAGE &  
RV PARK  
FOLEY PLANNING JURISDICTION  
SITE MAP Page 190 of 306

# S-19038 DEEP SOUTH BOAT STORAGE & RV PARK

## Staff Comments

A timeline of the approval and permitting process is detailed below:

- BC Planning Commission approved final site plan on 9/5/19
  - Email to Mr. Joey Pridmore on 9/6/19 to coordinate construction plan review and issuance of Subdivision Permit
  - Email to applicant's EOR (at time of approval, Robert Cummings, GMC) on 9/6/19 on final site plan approval and coordination of construction plan review and issuance of Subdivision Permit
  - Email to Mrs. Jennifer Pridmore on 9/10/19 conveying same as she was asking for approval letter to get a building permit
  - Email to Hwy on 9/18/19 to clarify applicant's frustration for Final Site Plan fee and Construction Plan review fee
- BC Hwy department completed construction plan review and issued subdivision permit on 10/24/19.
- Applicant should have recorded the final site plan *prior* to obtaining any building permits.
- Applicant applied for RV park permit for 12 lots, permit 12979 was issued on 11/1/19
- Applicant applied for a building permit 3/12/21 for a 36' x 125' covered storage building. Permit was approved by BC Building Department, BP21-000227

## Staff Comments cont'd

- Applicant applied for a building permit 6/15/21 for a 36' x 125' covered storage building and a 30' x 50' office. Permit was approved by BC Building Department, BP21-000992
- Applicant applied for a building permit on 6/1/22 for a 40' x 250' covered storage building but the permit, BC22-000957, has been placed on hold until final site plan is approved and recorded
- Applicant applied for an RV Park permit with the BC Building Department on 5/12/22, Permit #RVP22-000001, has been placed on hold until final site plan is approved and recorded
- Applicant submitted final site plan for recording to BC P&Z on 6-29-22 but there were modifications from the originally approved site plan, so the applicant's engineer submitted an updated site plan for review by P&Z.
- Applicant submitted an extension request on 7/1/22 to allow time to modify and record site plan and allow for additional time to complete construction of proposed boat storage and RV Park.
- Staff is recommending approval of the final request for a 1-year extension. Staff is recommending approval with comments identified on future slide
- Variance request submitted 8-15-22 to allow permanent structures within the 30' building setback
- Staff is recommending denial of the variance request due to comments identified on future slide

# S-19038 DEEP SOUTH BOAT STORAGE & RV PARK EXTENSION REQUEST **STAFF RECOMMENDATION**

Staff recommends that extension request for case number S-19038 be **APPROVED** subject to compliance with Baldwin County Subdivision Regulations and the following comments:

# S-19038 DEEP SOUTH BOAT STORAGE & RV PARK

## EXTENSION REQUEST

### Staff Comments and Staff Recommendation

Final Site Plan originally approved 9/15/19

1. Approval of updated drainage document reviewed and accepted by Highway
2. Any comments received from Highway regarding drainage document are reflected on the updated final site plan prior to being recorded.
3. Variance Request if approved, results in modified site plan being recorded prior to approval of any building permits.
4. Variance Request if denied, results in modified site plan to show the two covered storage buildings relocated outside of the 30' building setback and subject to comments #1 and #2 above.
5. Memorialize that the approved and recorded final site plan shall be binding thereafter, and any improvements will require approval subject to subdivision regulations and zoning ordinance in place at time of modification.
6. All construction must be completed no later than September 3, 2023. There are no remaining extensions allowed.



19546 County Rd  
Foley, AL 36535  
251-9RV-PARK

[deepsouthstorageandpark@outlook.com](mailto:deepsouthstorageandpark@outlook.com)

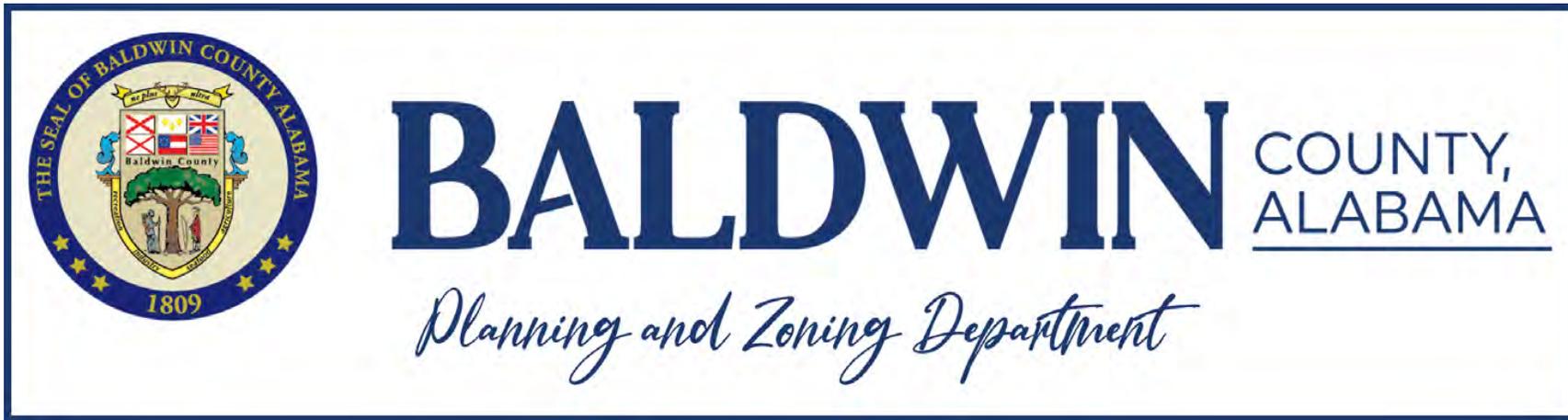
July 1, 2022

Subdivision Permit  
Deep South Boat Storage and RV Park  
Case# S-19038  
Developer: Pridmore Rentals, LLC  
Expiration date: September 5, 2022

To whom it may concern:

Please accept this letter as a request for a time extension on Case # S-19038 for the construction of Deep South Boat Storage and RV Park, located on County Road 12. Due to the shortage of building materials and the county moratorium, we are unable to complete the project by September 5, 2022. We would like to request an extension on our construction permit for the RV park. Thank you for your consideration on this matter. We look forward to your positive response.

Sincerely,  
Joey and Jennifer Pridmore  
662-891-8483



COMMISSION SITE PLAN APPROVAL  
CSP22-16 CHURCH OF HIS PRESENCE  
SEPTEMBER 1, 2022

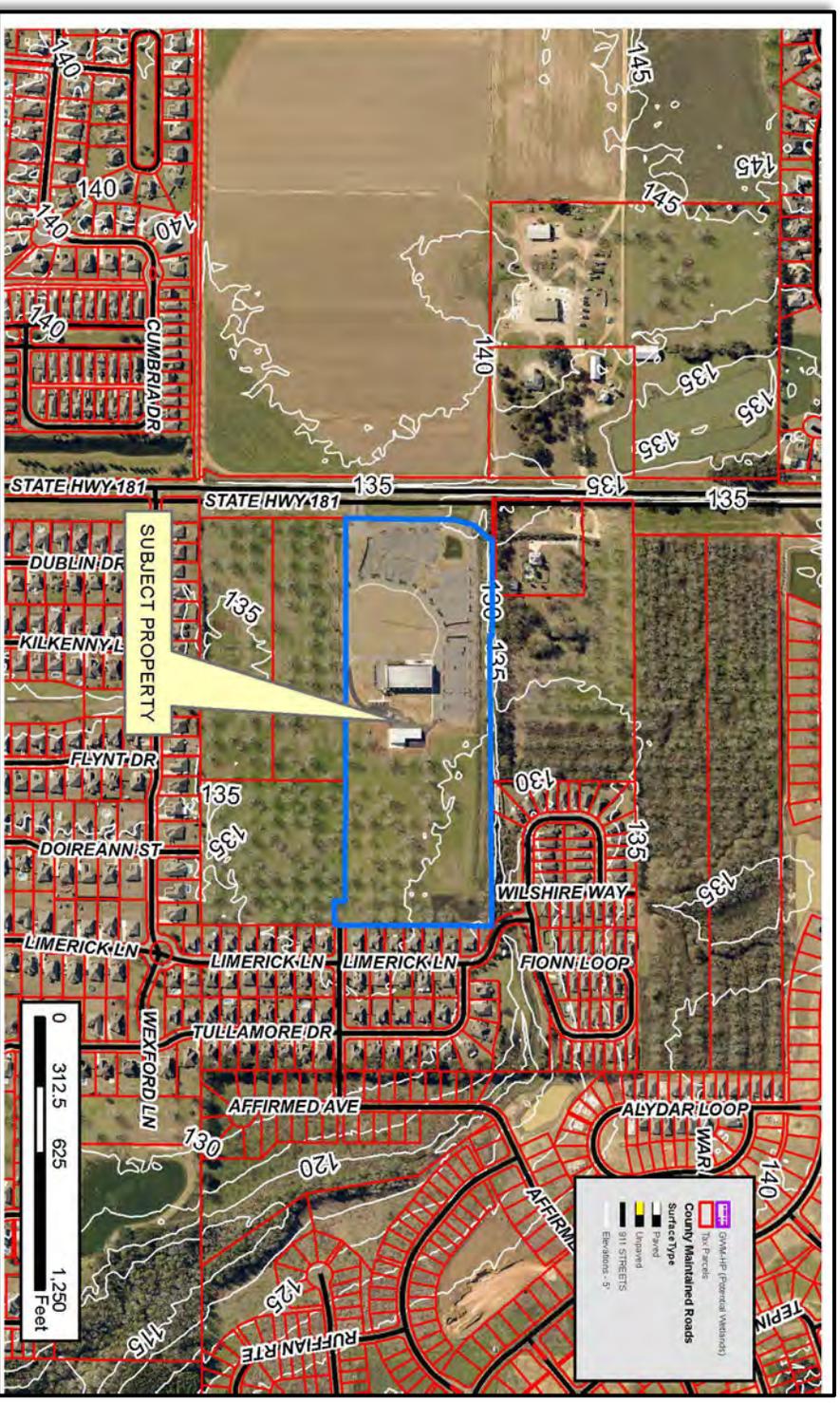
PRESENTED BY: CORY RHODES, PLANNER

# 12.a) CSP22-16 CHURCH OF HIS PRESENCE

## COMMISSION SITE PLAN APPROVAL

Lead Staff: Cory Rhodes, Planner

- **Planning District:** 15    **Zoned:** RSF-1
- **Location:** Subject property is located on the east side of State Highway 181
- **Parcel Numbers:** 05-43-07-26-0-000-010.001; 05-43-07-26-0-000-010.000; 05-43-07-26-0-000-010.004; 05-43-07-26-0-000-010.005
- **Current Use:** Church
- **Acreage:** 8.08 of 57 acres
- **Physical Address:** 24142 AL-181, Daphne, AL 36526
- **Applicant:** S.E. Civil, LLC – Larry Smith
- **Owner:** Church of His Presence, Inc.

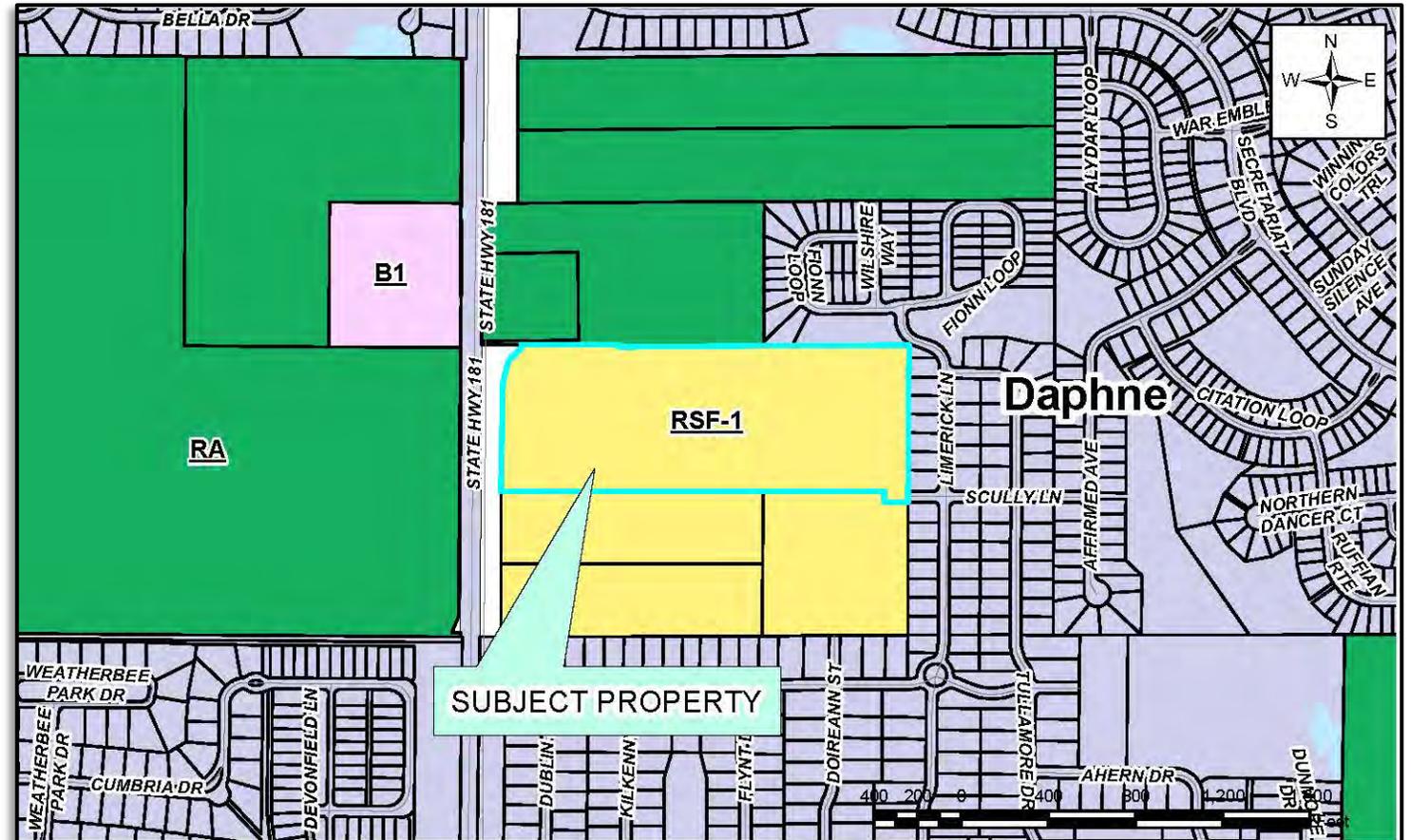


# CSP22-16 CHURCH OF HIS PRESENCE

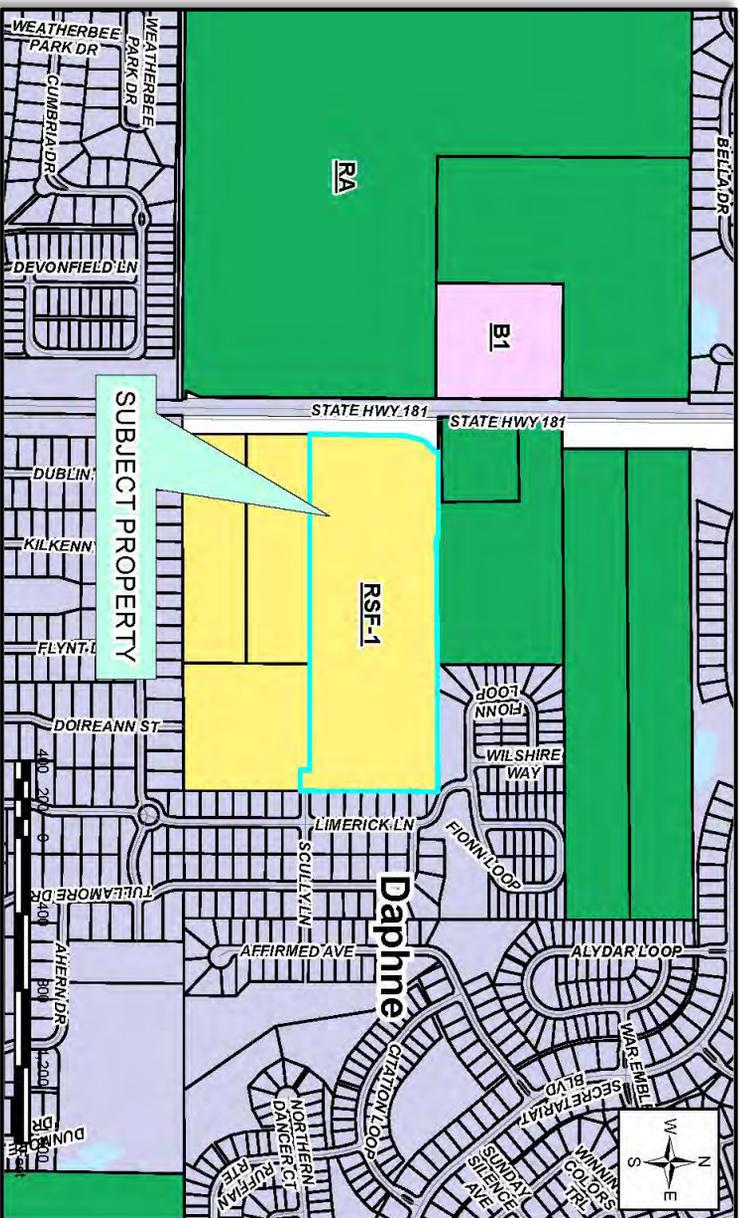
## COMMISSION SITE PLAN APPROVAL

Lead Staff: Cory Rhodes, Planner

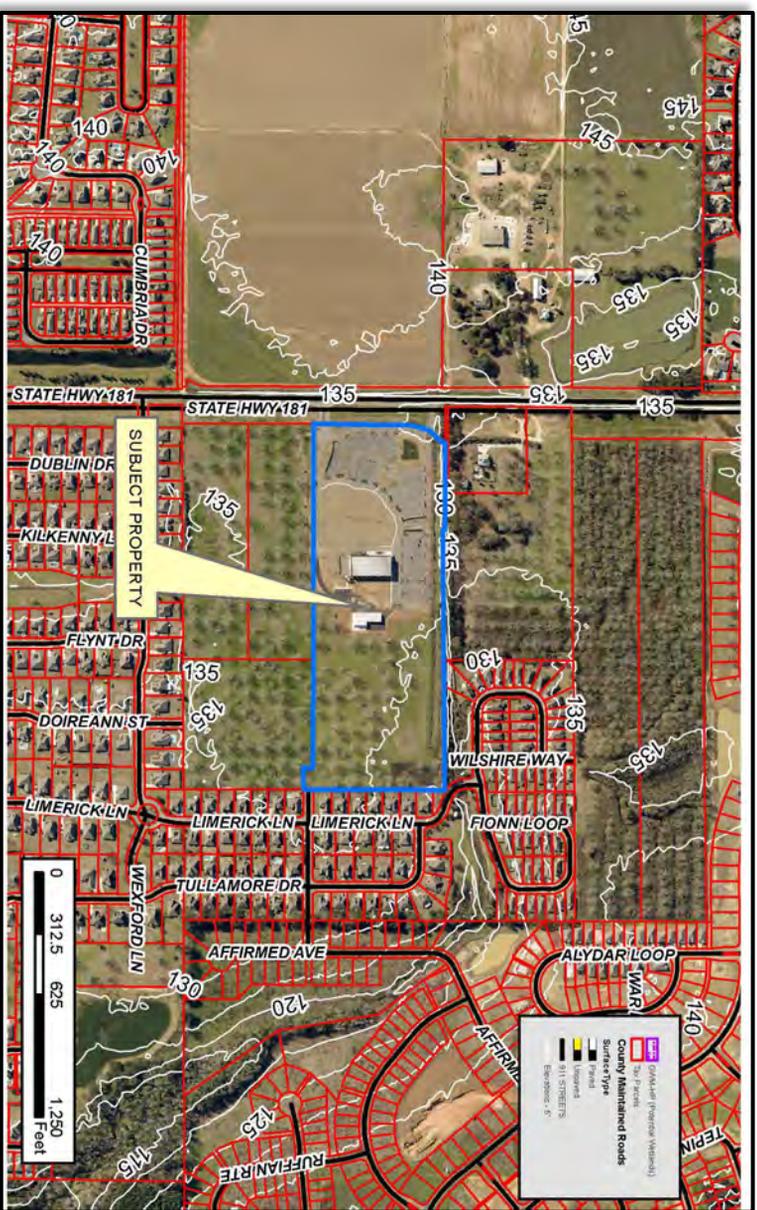
- **Current Zoning: RSF-1,** Residential Single-Family District
- **Applicant's Request:** Allow the construction of a 77,320 sq. ft. Auditorium.



# Locator Map



# Site Map



Adjacent Land Use		Adjacent Zoning	
North	Residential	RA, Rural Agricultural	
South	Timberland	RSF-1, Single Family District	
East	Residential	Within Daphne City Limits	
West	Agricultural	RA, Rural Agricultural	

# Property Images



Aug 9, 2022 3:08:40 PM

# Property Images



# Property Images

Adjoining Property  
to The South



Aug 9, 2022 3:08:53 PM

# Property Images



# Zoning Requirements

## Section 4.2 RSF-1, Single Family District

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

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

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

(e) Accessory structures and uses.

(f) The following institutional use: church or similar religious facility.

4.2.3 *Conditional Use 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:

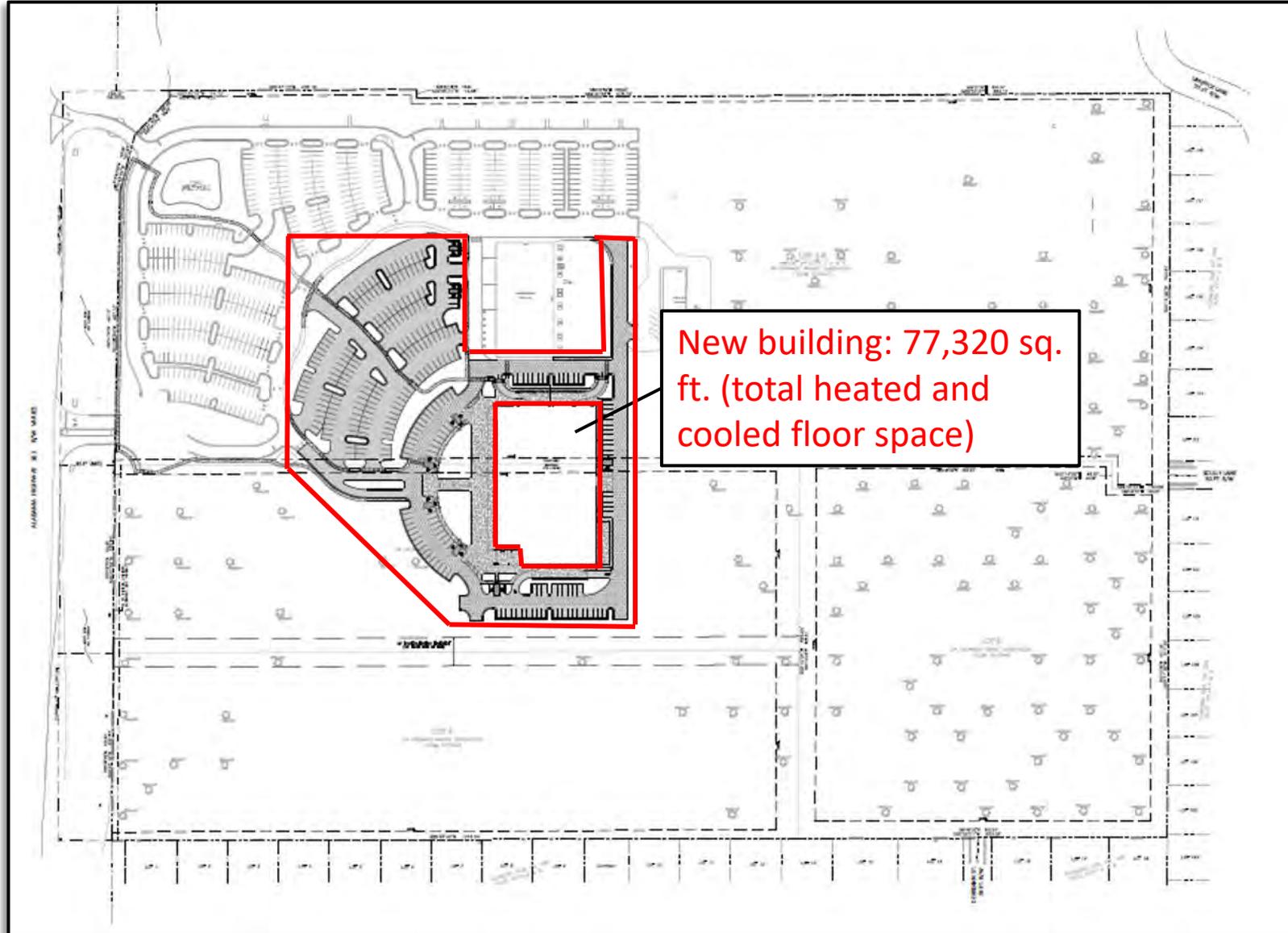
- (a) Outdoor recreation uses.
- (b) The following institutional uses: day care home; fire station; school (public or private).
- (c) The following general commercial uses: country club.
- (d) The following local commercial use: bed and breakfast or tourist home (see Section 13.10: *Bed and Breakfast Establishments*).

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

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

Maximum Height of Structure	35-Feet
Maximum Height in Habitable Stories	2 ½
Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	30,000 Square Feet
Minimum Lot Width at Building Line	100-Feet
Minimum Lot Width at Street Line	50-Feet
Maximum Ground Coverage Ratio	.35

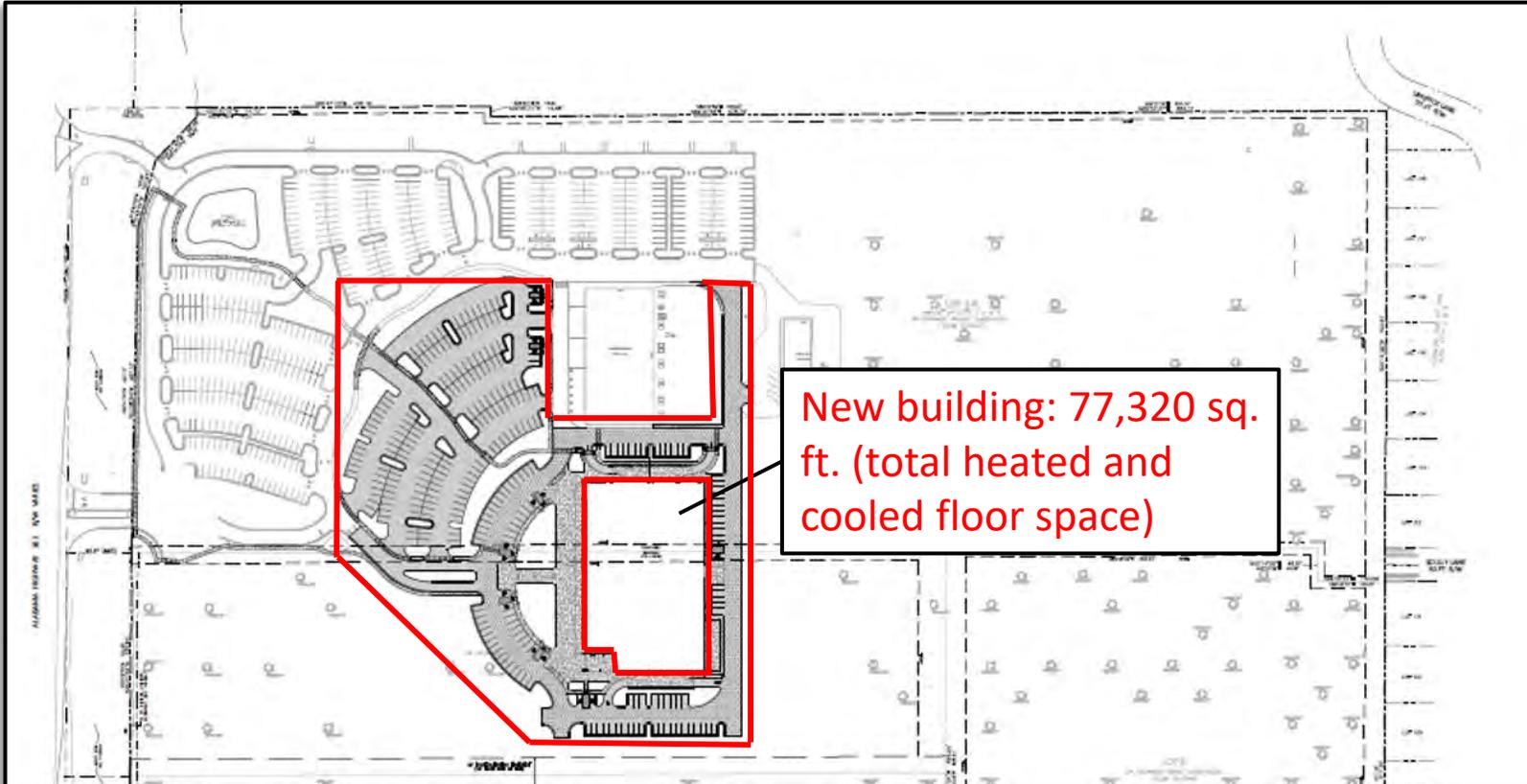
# Site Plan



## SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH THE BALDWIN COUNTY REGULATIONS AND CODES AS WELL AS O.S.H.A. AND ALDOT STANDARDS.
2. ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED.
3. ALL CURBED OR STRIPED RADII ARE TO BE 4' UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN THE BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED FOR SITE WORK. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. THE SURVEY OF EXISTING CONDITIONS IS SHOWN WITHIN THESE PLANS. ALL EXISTING CONDITIONS SHALL BE VERIFIED TO BE TRUE AND ACCURATE PRIOR TO BEGINNING WORK.
8. REFER TO THE LANDSCAPING PLANS FOR PLANTING LOCATIONS AND ISLAND DETAILS.
9. PAINTED STRIPING SHALL BE BRIGHT AND CLEAR. STRIPES SHALL BE PER PLAN AND PAINTED ON CLEAN ASPHALT OR CONCRETE.
10. CURBING SHALL BE FORMED AND POURED CONCRETE UNLESS OTHERWISE DETAILED WITHIN THE DRAWINGS. CONCRETE FOR CURBING SHALL BE 3000 PSI.
11. HANDICAP RAMPS AND PARKING STALLS SHALL BE PER ADA REQUIREMENTS AND LOCAL REGULATIONS.
12. THIS SITE IS ZONED RSP-1 (RESIDENTIAL SINGLE FAMILY DISTRICT).
13. TOTAL SITE ACREAGE = 58.39 +/- ACRES.
14. NOTIFY BALDWIN COUNTY INSPECTIONS 24 HOURS BEFORE THE BEGINNING OF EVERY PHASE OF CONSTRUCTION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED GOVERNMENTAL INSPECTIONS.
16. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
17. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN REQUIRED R.O.W. AND MUST BE STORED WITHIN THE SITE.
18. DURING CONSTRUCTION, ACCESS ROADWAYS CONSTRUCTED OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED. THE WIDTH OF THE ACCESS ROADWAY, DURING CONSTRUCTION, SHALL BE 20 FT PER STANDARD FIRE PREVENTION CODE, LATEST EDITION.
19. ALL NON-HANDICAP PARKING SPACE LINES WILL BE WHITE.
20. ALL TRAFFIC CONTROL SIGNS AND MARKINGS USED ON THE SITE WILL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FHWA, LATEST EDITION. REFERENCE THE SIGN CODES CONTAINED IN THE MUTCD FOR ALL TRAFFIC CONTROL SIGNS. NOTE THE COLOR AND SIZE OF ALL PAVEMENT MARKINGS, REFERENCING DETAILS IN ALDOT'S ROADWAY AND TRAFFIC DESIGN STANDARDS WHERE APPLICABLE.
21. NO "PROTECTED TREES" WILL BE REMOVED, DESTRUCTIVELY DAMAGED, MUTILATED, RELOCATED, DISFIGURED, DESTROYED, CUT DOWN, OR EXCESSIVELY PRUNED DURING CONSTRUCTION ACTIVITIES.
22. FIRE LANES AND SIGNAGE TO MEET REQUIREMENTS OF NFPA 1 CHAPTER 18.
23. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL OF THE EXISTING CONDITIONS AT THE SITE, INCLUDING UTILITIES, SURFACES, ETC. AND SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGES THEY CAUSE TO NEW AND EXISTING CONSTRUCTION, PROPERTY AND ANY UNAUTHORIZED DISRUPTION TO UTILITIES ON SITE AND TO ADJACENT PROPERTIES.
24. PRIOR TO CONSTRUCTION, EXISTING UTILITIES AT PROPOSED CONNECTIONS AND CROSSINGS SHALL BE FIELD EXCAVATED TO VERIFY LOCATIONS, ELEVATION AND SIZE. NOTIFY THE ENGINEER IMMEDIATELY WITH ANY DEVIATIONS OR CONFLICTS.
25. CONTRACTOR SHALL REFER TO THE ARCH. PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES; PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
26. THE DIMENSIONS SHOWN ARE TO THE FACE OF BUILDING UNLESS OTHERWISE NOTED.
27. REFER TO STRUCTURAL PLANS FOR THE COLUMN GRID LAYOUT AND INFORMATION REQUIRED TO LAYOUT THE BUILDING WITHIN THE FOUNDATIONS.
28. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.

# Site Plan

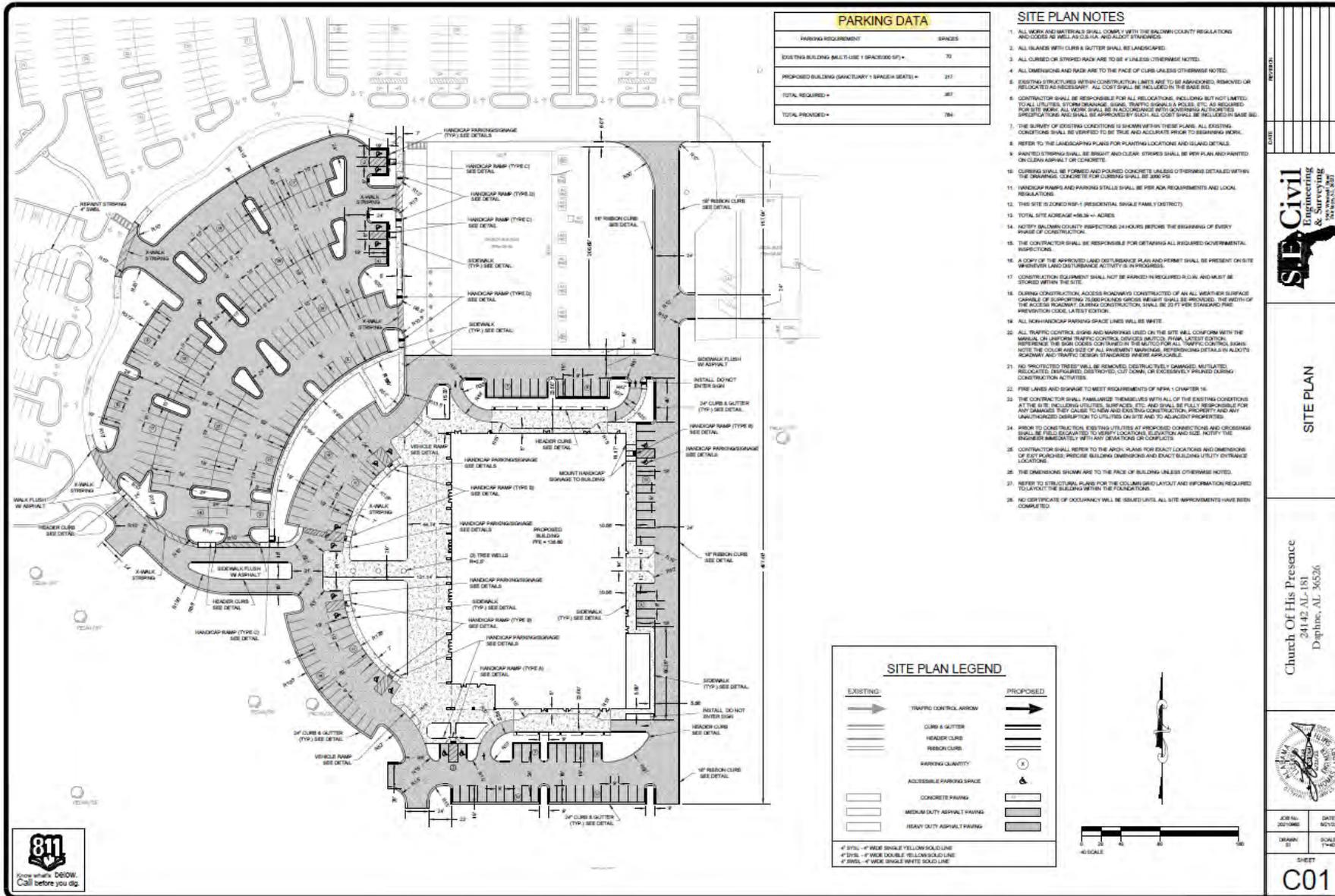


*“The new 77,320 SF two story auditorium building will primarily function as the religious worship space, as well as have secondary assembly functions for hosting religious conference events, and religious school classroom space. The existing building currently used for worship space will be converted to assembly space for youth age, as well as overflow assembly space for large worship and conference events.”*

## SITE PLAN NOTES

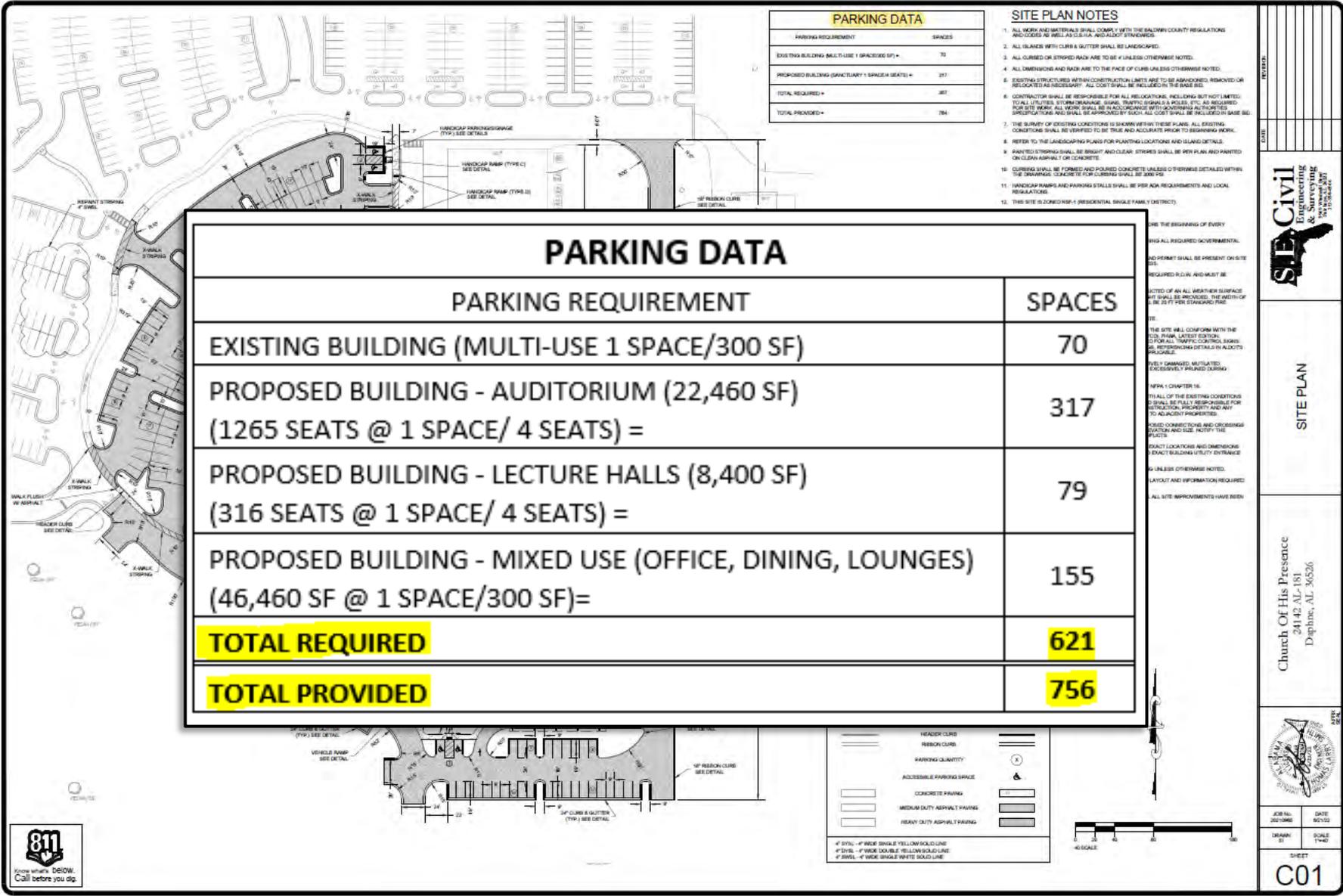
1. ALL WORK AND MATERIALS SHALL COMPLY WITH THE BALDWIN COUNTY REGULATIONS AND CODES AS WELL AS O.S.H.A. AND ALDOT STANDARDS.
2. ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED.
3. ALL CURBED OR STRIPED RADII ARE TO BE 4' UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN THE BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED FOR SITE WORK. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. THE SURVEY OF EXISTING CONDITIONS IS SHOWN WITHIN THESE PLANS. ALL EXISTING CONDITIONS SHALL BE VERIFIED TO BE TRUE AND ACCURATE PRIOR TO BEGINNING WORK.
8. REFER TO THE LANDSCAPING PLANS FOR PLANTING LOCATIONS AND ISLAND DETAILS.
9. PAINTED STRIPING SHALL BE BRIGHT AND CLEAR. STRIPES SHALL BE PER PLAN AND PAINTED ON CLEAN ASPHALT OR CONCRETE.
10. CURBING SHALL BE FORMED AND POURED CONCRETE UNLESS OTHERWISE DETAILED WITHIN THE DRAWINGS. CONCRETE FOR CURBING SHALL BE 3000 PSI.
11. HANDICAP RAMP AND PARKING STALLS SHALL BE PER ADA REQUIREMENTS AND LOCAL REGULATIONS.
12. THIS SITE IS ZONED RSP-1 (RESIDENTIAL SINGLE FAMILY DISTRICT).
13. TOTAL SITE ACREAGE = 58.39 +/- ACRES.
14. NOTIFY BALDWIN COUNTY INSPECTIONS 24 HOURS BEFORE THE BEGINNING OF EVERY PHASE OF CONSTRUCTION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED GOVERNMENTAL INSPECTIONS.
16. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
17. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN REQUIRED R.O.W. AND MUST BE STORED WITHIN THE SITE.
18. DURING CONSTRUCTION, ACCESS ROADWAYS CONSTRUCTED OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED. THE WIDTH OF THE ACCESS ROADWAY, DURING CONSTRUCTION, SHALL BE 20 FT PER STANDARD FIRE PREVENTION CODE, LATEST EDITION.
19. ALL NON-HANDICAP PARKING SPACE LINES WILL BE WHITE.
20. ALL TRAFFIC CONTROL SIGNS AND MARKINGS USED ON THE SITE WILL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FHWA, LATEST EDITION. REFERENCE THE SIGN CODES CONTAINED IN THE MUTCD FOR ALL TRAFFIC CONTROL SIGNS. NOTE THE COLOR AND SIZE OF ALL PAVEMENT MARKINGS, REFERENCING DETAILS IN ALDOT'S ROADWAY AND TRAFFIC DESIGN STANDARDS WHERE APPLICABLE.
21. NO "PROTECTED TREES" WILL BE REMOVED, DESTRUCTIVELY DAMAGED, MUTILATED, RELOCATED, DISFIGURED, DESTROYED, CUT DOWN, OR EXCESSIVELY PRUNED DURING CONSTRUCTION ACTIVITIES.
22. FIRE LANES AND SIGNAGE TO MEET REQUIREMENTS OF NFPA 1 CHAPTER 18.
23. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL OF THE EXISTING CONDITIONS AT THE SITE, INCLUDING UTILITIES, SURFACES, ETC. AND SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGES THEY CAUSE TO NEW AND EXISTING CONSTRUCTION, PROPERTY AND ANY UNAUTHORIZED DISRUPTION TO UTILITIES ON SITE AND TO ADJACENT PROPERTIES.
24. PRIOR TO CONSTRUCTION, EXISTING UTILITIES AT PROPOSED CONNECTIONS AND CROSSINGS SHALL BE FIELD EXCAVATED TO VERIFY LOCATIONS, ELEVATION AND SIZE. NOTIFY THE ENGINEER IMMEDIATELY WITH ANY DEVIATIONS OR CONFLICTS.
25. CONTRACTOR SHALL REFER TO THE ARCH. PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES; PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
26. THE DIMENSIONS SHOWN ARE TO THE FACE OF BUILDING UNLESS OTHERWISE NOTED.
27. REFER TO STRUCTURAL PLANS FOR THE COLUMN GRID LAYOUT AND INFORMATION REQUIRED TO LAYOUT THE BUILDING WITHIN THE FOUNDATIONS.
28. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.

# Parking Plan



- ## ADDITIONAL INFORMATION
- Total of 756, 19 x 9 or 19 x 10 parking spaces (including existing building parking spaces)
  - Driveway turnout, water and sewer permits have all been acquired

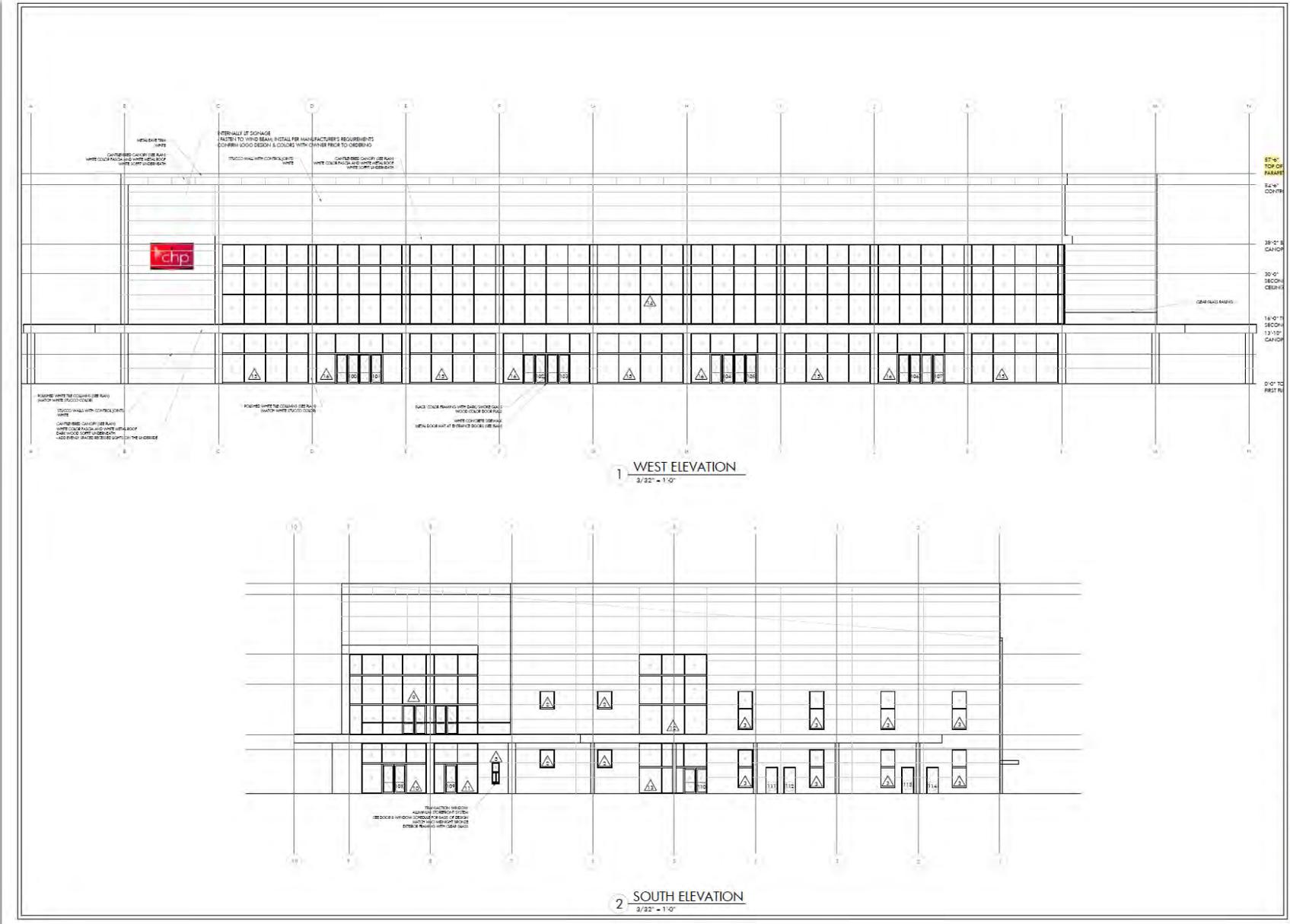
# Parking Plan



## ADDITIONAL INFORMATION

- Total of 756, 19 x 9 or 19 x 10 parking spaces (including existing building parking spaces)
- Driveway turnout, water and sewer permits have all been acquired

# Building Elevation



**BAY**  
architecture

**NEW AUDITORIUM**  
FOR CHURCH OF HIS PRESENCE  
24142 AL 181  
DAPHNE, AL 36526

PROJECT NUMBER:	21-001
ISSUE DATE:	REVISION
03/11/2022	ISSUE REVIEW
DESIGNED BY:	JOSH 03/11/22
CHECKED BY:	JOSH 03/11/22

PRELIMINARY -  
NOT FOR  
CONSTRUCTION

SHEET TITLE:  
**ELEVATIONS**

SHEET NUMBER:  
**A200**

## ADDITIONAL INFORMATION

- Building elevation: 57'6"



# Drainage Narrative

## DRAINAGE NARRATIVE AND CALCULATIONS

CHURCH OF HIS PRESENCE

Prepared By:



PROJECT NUMBER: 20210965



9969 Windmill Road

Fairhope, Alabama 36532

### PROJECT DESCRIPTION

Church of His Presence is proposing a new Sanctuary on their property in Baldwin County, Alabama. The project site contains approximately 56 acres, and is located off of Highway 24142AL-181, Daphne, AL. The site is filed for record in probate records, Baldwin County, Alabama in slide 2504-C and 2475-B.

The terrain of the site falls in multiple directions away from the main building on the northern side of the property. Runoff enters an existing storm water system and discharges into an existing detention pond at the northern perimeter of the property. The rest of the runoff flows into existing drainage channels located at the southern perimeter of the property. Elevations on the site range from 138 ft to 127.50 ft. The site is vacant pasture land with dense grass and trees. A map showing the vicinity can be seen in Appendix A.

Water will be collected in a series of inlets and underground drainage. The underground drainage will discharge into one (1) existing detention pond at the northern perimeter of the property before discharging into an existing drainage channel, and one (1) new detention pond at the south perimeter of the property before discharging into an existing drainage channel.

### PROPOSED HYDRAULIC ANALYSIS

The SCS method for runoff estimation was used to develop the detention calculation for this project. NOAA has published depth curves specific to this area and the 2, 5, 10, 25, 50, and 100-year, 24-hour storm events were utilized in the drainage calculations for this project. GIS contours along with field verified elevations for the area are used to determine the drainage basin. A copy of the Drainage Map can be found in Appendix A. The drainage area is then 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 basin, including a description of the soil types, their location, and tables that show soil properties affecting various uses. TR-20 presents a simplified procedure for estimating peak discharges in small watersheds. Using this procedure, the SCS Curve number is determined from the information gained in the soil report, runoff is able to be estimated. The results of the analysis for the site can be found in Appendix D.

The time of concentration (Tc) was also necessary for the flow estimate. This was estimated using the grade change from the most remote point of the drainage basin to the location of the proposed inlet or pipe. This grade change and the total travel distance were applied to the TR-55 method to calculate the time of concentration. The TR-55 method computes travel time for each type of flow that is present, sheet flow, shallow channel flow, or channel flow.

HydroCAD utilizes the composite runoff curve number and the area of the drainage basin to determine the outflow of the drainage basin. A twenty-four-hour rainfall event of ten, twenty-five, fifty, and one-hundred-year return storm event was applied to determine the flow. The software was used to determine the flow exiting the detention pond entering the proposed detention pond for pre- and post-development storm events. The analysis for the site can be found in Appendix B.

9969 Windmill Road

Fairhope, Alabama 36532

StormCAD was used to analyze the closed drainage systems for the proposed project. A 25-year return period was used for design. 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 stormwater ponds. Pond outfall structures will be installed in the pond and discharge into the existing discharge point at a controlled rate less than the pre-developed rate. StormCAD analysis for the site can be found in Appendix C. Grassed areas were estimated using a C-value of 0.25 and impervious areas were estimated using a C-value of 0.95. In each inlet drainage area, impervious areas were hand calculated and weighted with respect to pervious areas to establish a composite C-value for each individual inlet basin.

According to our post developed calculations, there will be no adverse effects from our development.

### SUMMARY OF RESULTS

Analysis determined that the proposed detention pond is adequate to effectively handle and store the peak post-development flows observed during two, five, ten, twenty-five, fifty, and one-hundred-year return events. Please see HydroCAD summary in Appendix B showing the pre-developed flow rates and post-developed flow rates for the 2, 5, 10, 25, 50 & 100-year storm events and the associated high-water elevations.

A brief summary of the pre vs. post development discharge rates for the project may be seen below.

	Flow Rates (North Pond)		
	Pre (cfs)	Post (cfs)	Reduction (cfs)
2 Year	10.17	8.84	1.33
5 Year	14.14	11.55	2.59
10 Year	18.02	14.18	3.84
25 Year	24.26	18.43	5.83
50 Year	29.66	22.12	7.54
100 Year	35.56	26.17	9.39

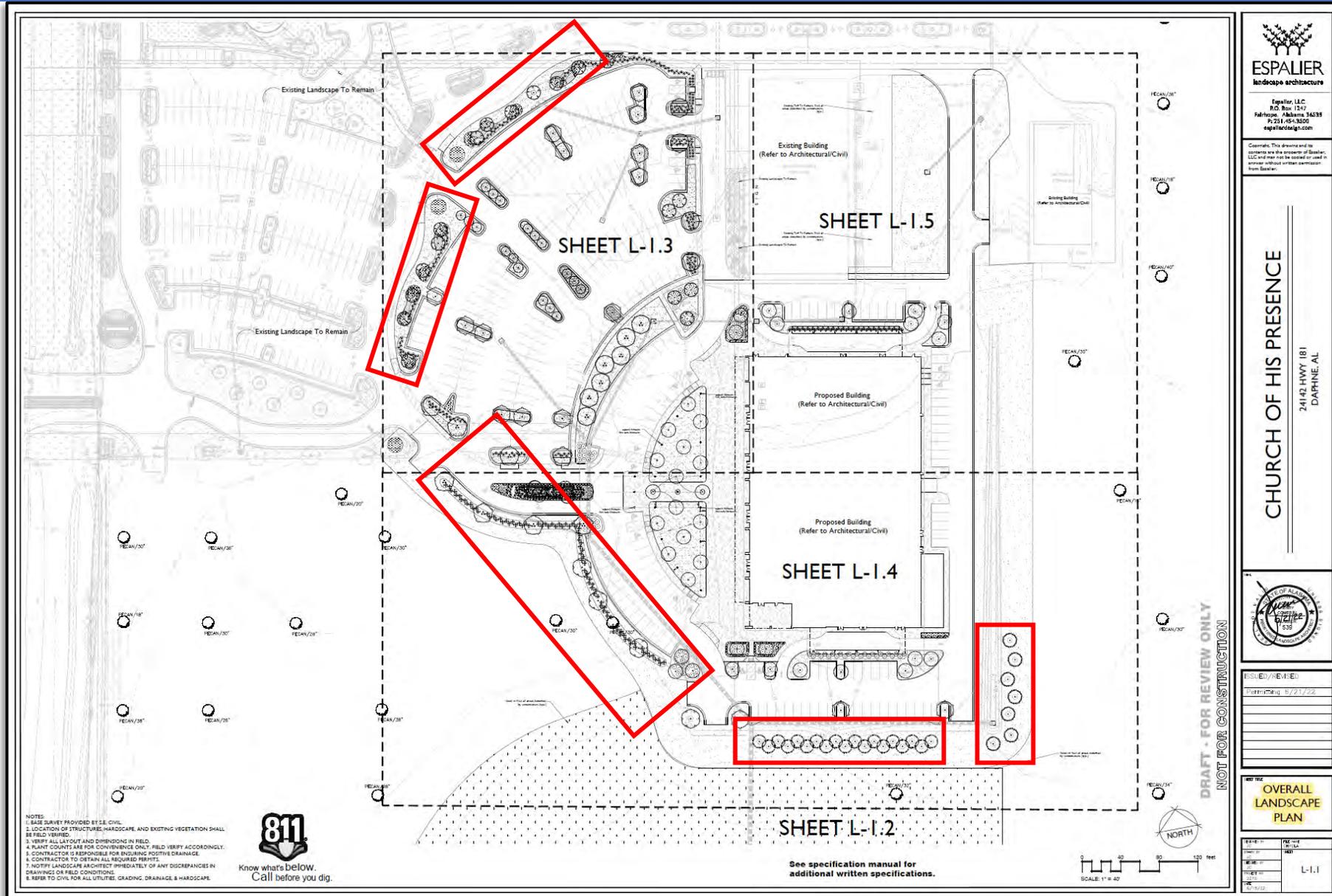
9969 Windmill Road

Fairhope, Alabama 36532

251-990-6566

2 | Page

# Landscape Plan



## ADDITIONAL INFORMATION

- Landscape buffers along the south end of the property as well as the HWY 181 frontage
- Existing landscape to remain



## Baldwin County Highway Department, Tyler Mitchell:

### **Drainage Narrative & Calculations**

1. There are 3.56 acres with differing CN values assigned for generating composite CN for pre vs post. Assuming this is the same 3.56 acres in both scenarios, why does the CN change? The pre-development condition CN is based on HSG of D, while the post-development condition CN is based on HSG of C/D. When a dual HSG is determined, typically the more conservative condition is assumed. In this case of C/D, it should be assumed D.
2. Plan sheet C02 calls out an “area to be filled to provide positive drainage to the pond.” Does this area hold water in the pre-developed condition? If so, is this existing detention provided for in the proposed pond?
3. The pre- vs post-development drainage basins indicate that runoff previously flowing north will be redirected south. Furthermore, all runoff leaving the proposed south pond will discharge south to the existing Dunmore subdivision via connection to an existing closed system within Dunmore. This will create a point discharge to the subdivision and make direct connection to its stormwater system. Provide analysis and calculations that the Dunmore system can handle the additional and directed runoff from the proposed development. Also, provide correspondence that drainage rights and authority to connect to this system has been granted by Dunmore.

# Agency Comments

**ALDOT, Michael Smith:**

- No change to access/roadway improvements.
- We want to review their drainage report to make sure there is no additional runoff coming the ROW.

**USACE, Eric Bucklew:** Uplands; No USACE concerns

**Baldwin County Subdivision Department, Shawn Mitchell:** We defer to Highway and have no further Subdivision comments.

**ADEM, J. Scott Brown:** No Comments

# Staff Analysis and Findings

The applicant is requesting Commission Site Plan Approval to allow for the construction of a 77,320 square foot Auditorium. The applicant has also added additional parking for the new building. The proposed use is a church which is permitted by right in residential districts.

Prior Land Use Applications were submitted in March of 2014 (LU-140098) for the construction of the existing church and again in April of 2019 (LU-190266) for the construction of a 6,442 square foot storage/warehouse building. No changes have been made to the previously approved Land Uses. All required items have been submitted and all parking requirements have been met.

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

## **Section 18.9 Commission Site Plan Approval**

**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 by the Conditional Use Commission Site Plan Approval process in a particular zoning district; however, the county reserves full authority to deny any request for 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.

# Staff Analysis and Findings

## Section 18.9 Commission Site Plan Approval

**Purpose.** The purpose of Commission site plan approval is to allow the proper integration of uses into a community and zoning district. The Commission site plan approval process recognizes that certain uses, though technically permitted by zoning, are only suitable under certain conditions and at appropriate locations. Certain uses require special consideration so that the use may be properly located with respect to the objectives of this chapter and their effect on surrounding properties.

**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 by the Conditional Use Commission Site Plan Approval process in a particular zoning district; however, the county reserves full authority to deny any request for 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.

**18.9.2 Applicable Uses.** In addition to the uses specified for the individual zoning designations as Conditional Uses, a Commission Site Plan Approval is required for all development which meets the following criteria:

- (a) All multiple unit developments;
- (b) Non-residential projects involving a combined total building square footage of 5,000 square feet or more, unless the expansion is for an accessory structure that will not increase the intensity of the use;
- (c) Non-residential development within 200 feet of property that is either zoned or used as residential;
- (d) Non-residential development where more than 30% of the lot (excluding the building) is impervious;
- (e) All changes to existing structures, other than single family residences, that increase the gross floor area by thirty percent (30%) or more;
- (f) All changes of use on non-residential properties, unless proposed use would be permitted with an administrative approval.

# Staff Analysis and Findings

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:

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

The proposed Auditorium and additional parking does conform to the requirements of the Zoning Ordinance and the submitted site plan meets the requirements for RSF-1 zoning setbacks. All required documents have been provided for the proposed building.

**(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 Residential for the subject property. This category is provided for residential dwelling units including single family dwellings, two family (duplex) dwellings, multiple family dwellings, manufactured homes, manufactured housing parks and Planned Residential Developments. Institutional uses, recreational uses and limited neighborhood commercial uses may be included subject to the provisions of the Zoning Ordinance. To the greatest extent possible, residential areas should be accessible to major thoroughfares connecting with work areas, shopping areas and recreational areas. The proposed use is consistent with the Master Plan and the requirements of Baldwin County ordinances.

# 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 use should not detract from the public's convenience as the current use is institutional. The proposed building is allowed by right in the RSF-1 zoning.

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

The current use of the property is institutional, and the proposed building will also be institutional. The church was constructed in 2014 therefore an additional building should not unduly 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.**

The adjacent uses are residential and timberland/agricultural. The proposed building should not impose an excessive burden or have substantial negative impact on surrounding or adjacent uses.

# 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 thirty (30) calendar days to submit an amended site plan incorporating the required conditions, unless a longer time frame is specified by the Planning Commission.

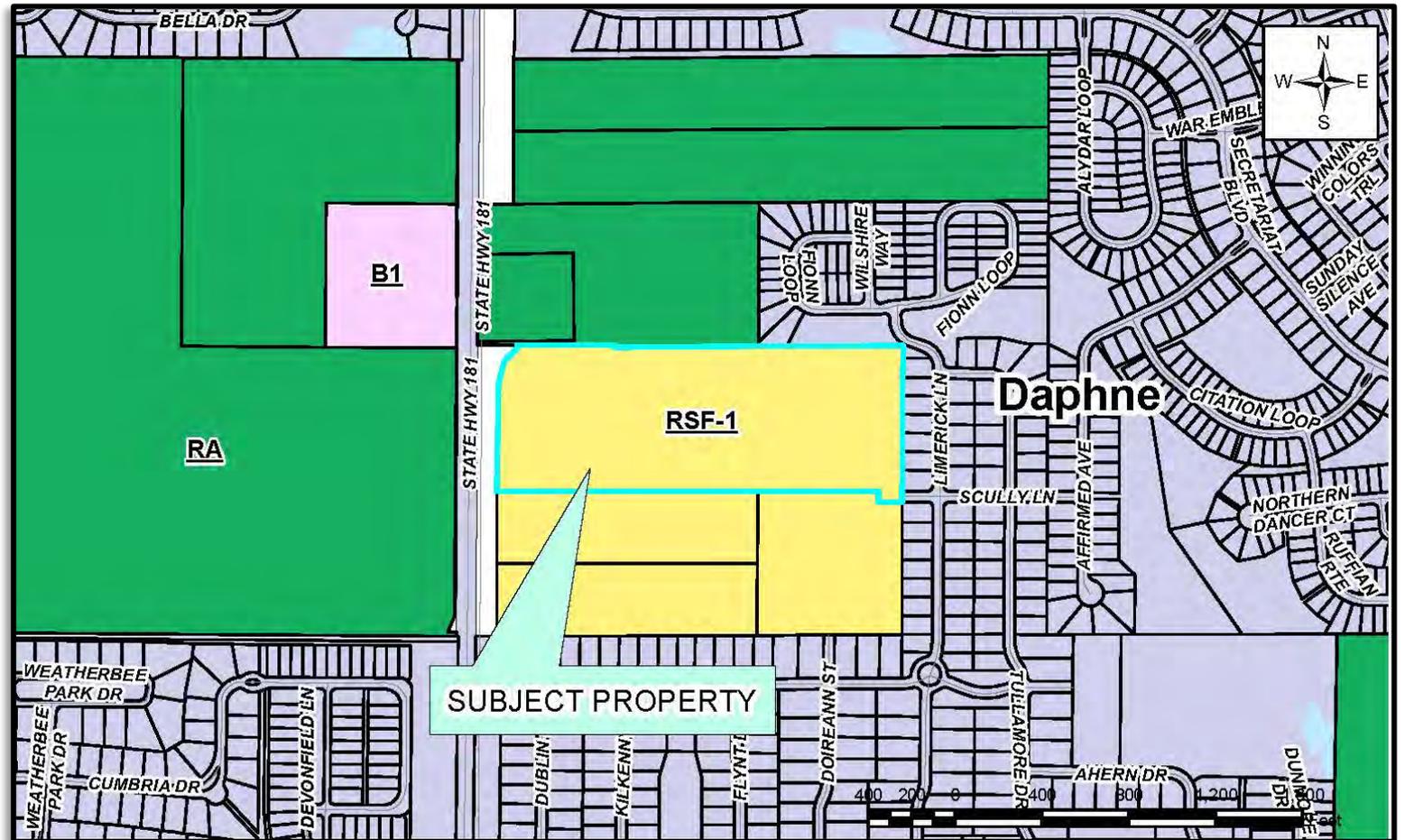
# CSP22-16 CHURCH OF HIS PRESENCE

## COMMISSION SITE PLAN APPROVAL

Lead Staff: Cory Rhodes, Planner

### Staff's Summary and Comments:

The subject property is currently zoned RSF-1, Residential Single-Family District. The adjacent properties include Residential Single-Family District and Rural Agricultural. The Commission Site Plan Approval being requested is to allow for the construction of a 77,320 sq. ft. Auditorium.



# CSP22-16 CHURCH OF HIS PRESENCE

## COMMISSION SITE PLAN APPROVAL

Lead Staff: Cory Rhodes, Planner

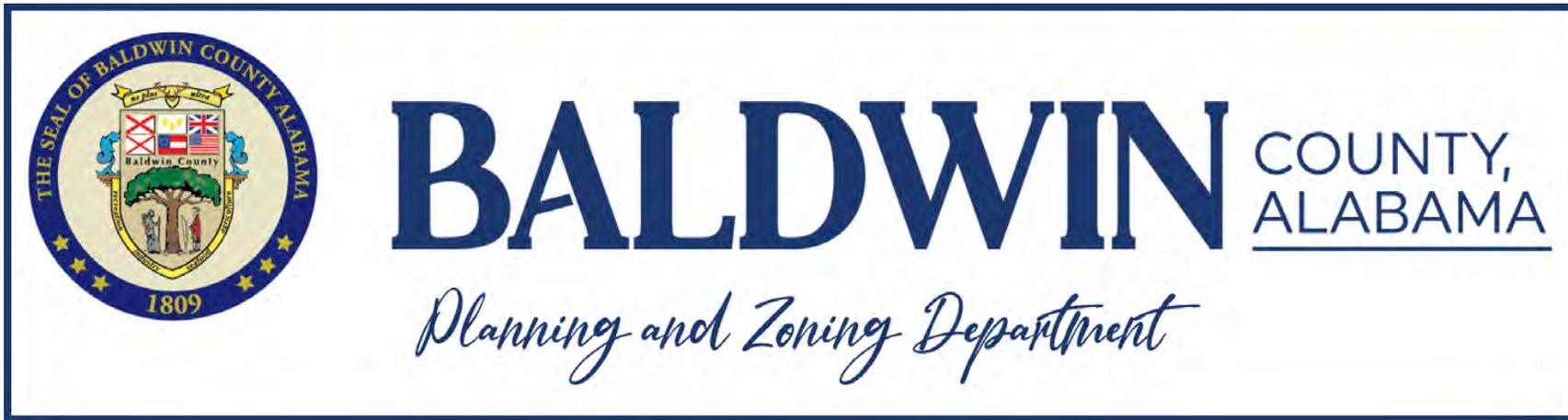
As stated previously, the applicant is requesting Commission Site Plan Approval to allow for the construction of a 77,320 square foot Auditorium and additional parking. Staff feels that this is a reasonable request and recommends **APPROVAL\*** with the following conditions:

- The Drainage Narrative and Calculations comments provided by the Highway Department are addressed



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 structures or facility shall necessitate additional review by the Planning Commission.

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



COMMISSION SITE PLAN APPROVAL  
CSP22-17 BURKE'S MEAT MARKET  
SEPTEMBER 1, 2022

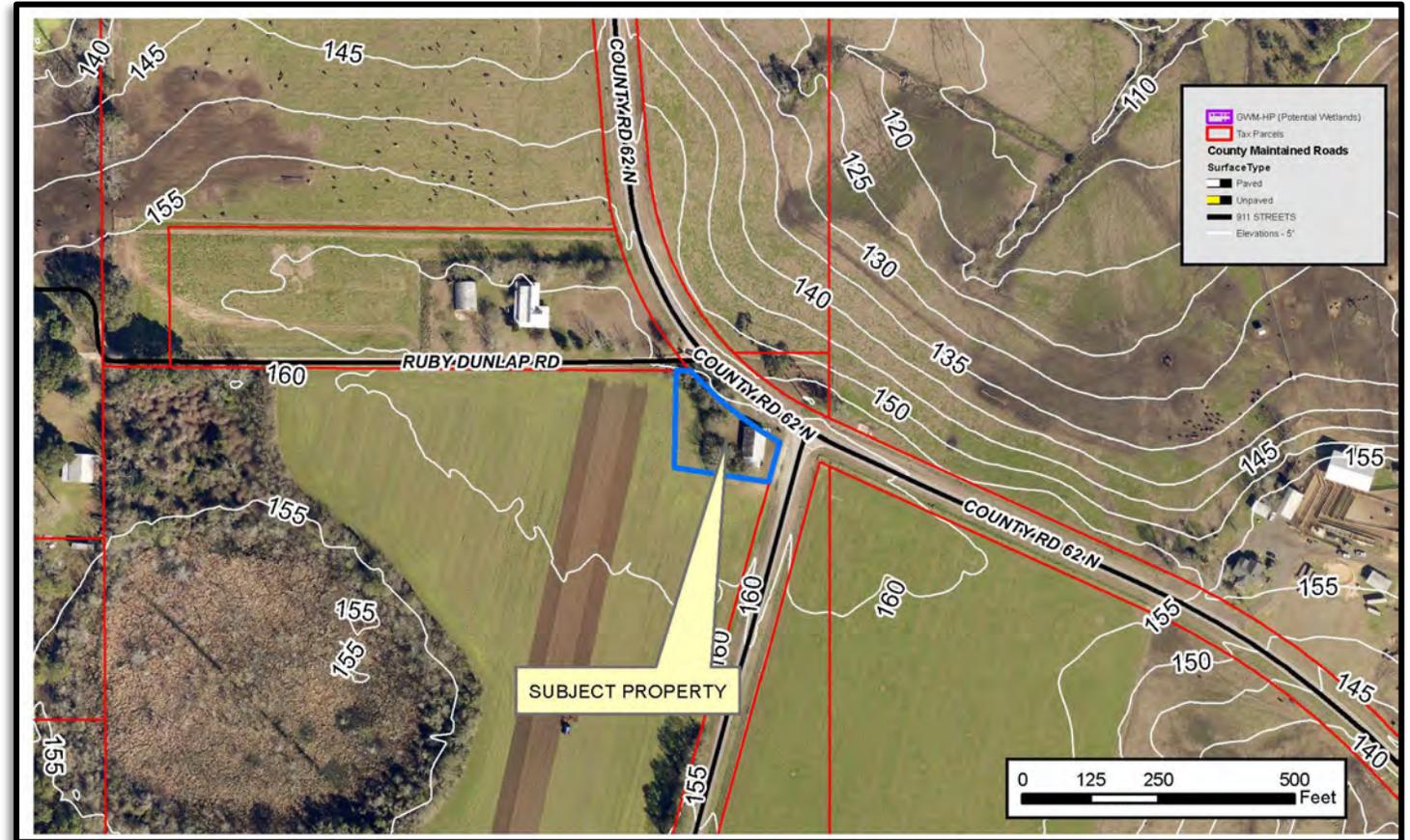
PRESENTED BY: CORY RHODES, PLANNER

# 12.b) CSP22-17 BURKE'S MEAT MARKET

## COMMISSION SITE PLAN APPROVAL

Lead Staff: Cory Rhodes, Planner

- **Planning District:** 12    **Zoned:** RA
- **Location:** Subject property is located at the intersection of CR 62 N and Price Grubbs Road in Elsanor
- **Parcel Numbers:** 05-41-07-26-0-000-019.000; 05-41-07-26-0-000-018.000
- **Current Use:** Vacant
- **Acreage:** 3.00
- **Physical Address:** 22980 County Rd 62 N, Robertsdale, AL 36567
- **Applicant:** S.E. Civil, LLC – Larry Smith
- **Owner:** Pennstar, LLC

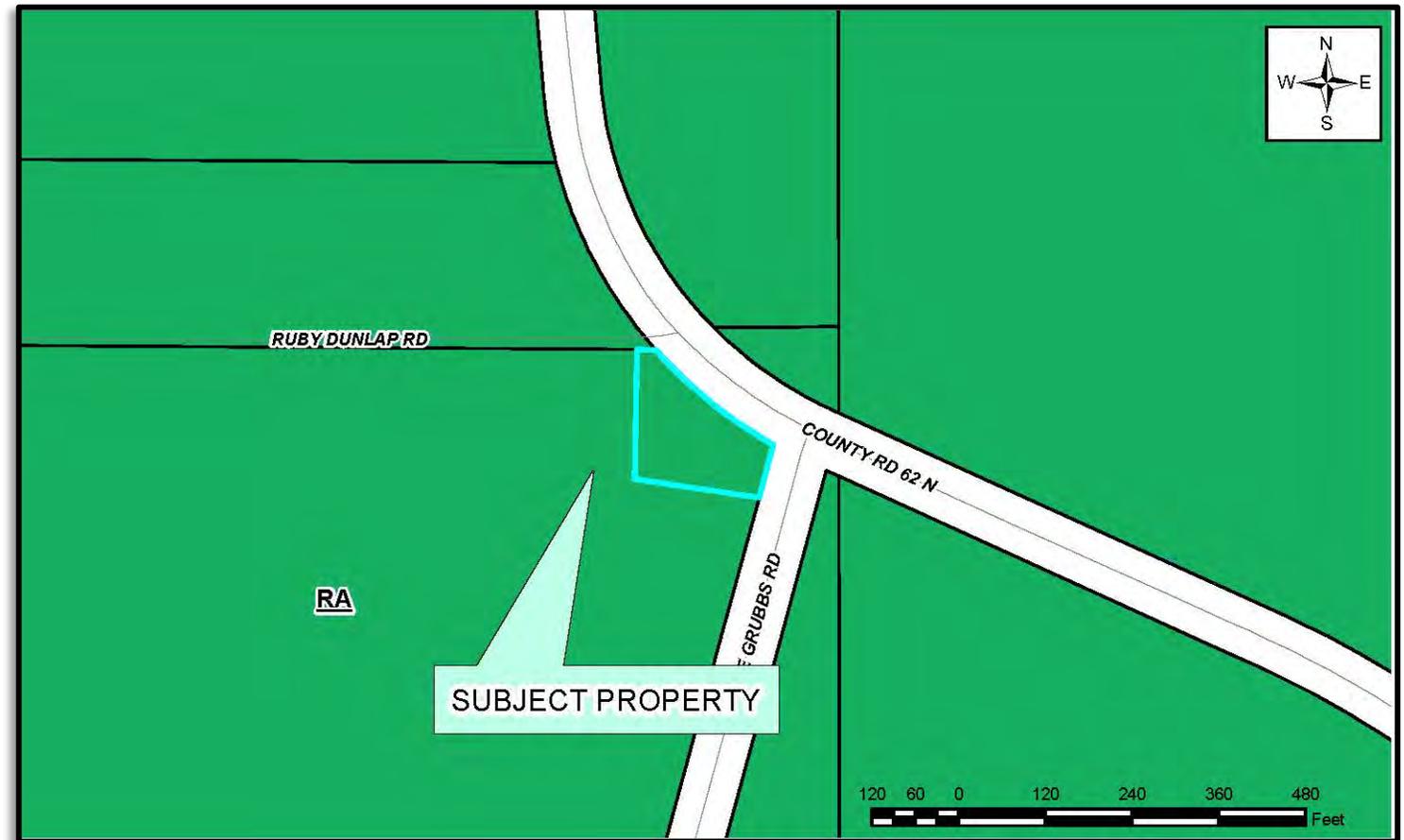


# CSP22-17 BURKE'S MEAT MARKET

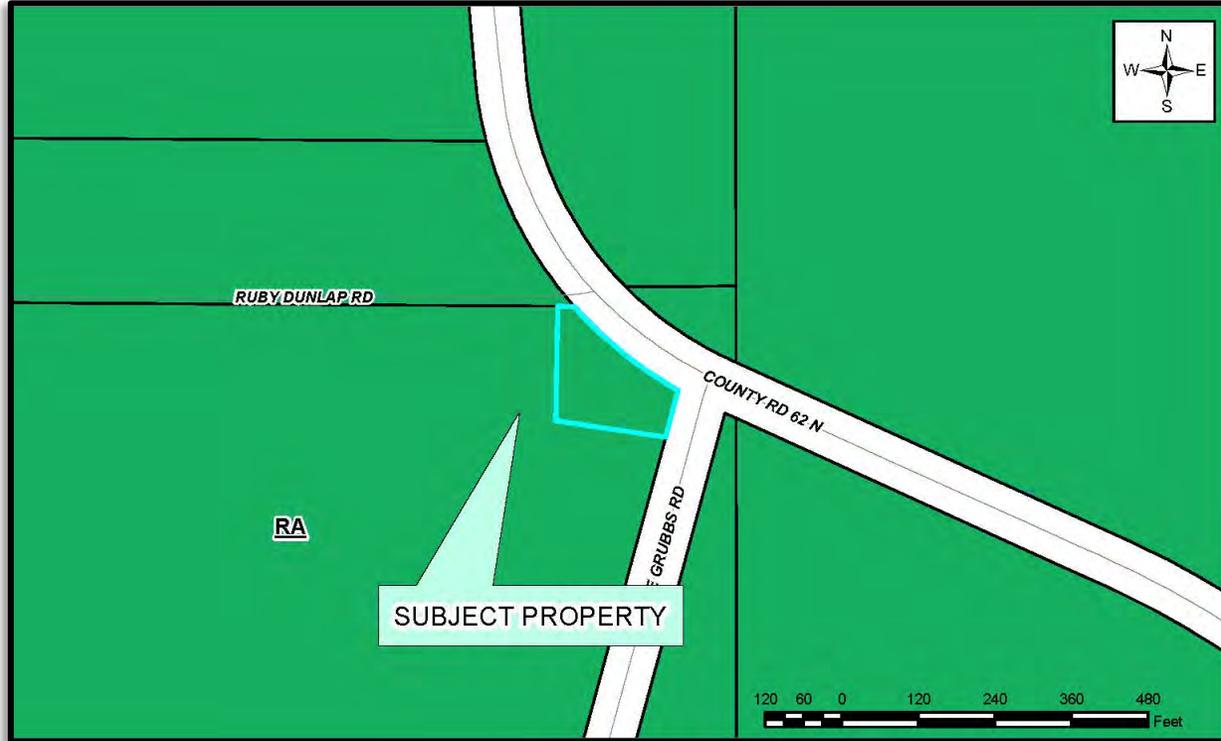
## COMMISSION SITE PLAN APPROVAL

Lead Staff: Cory Rhodes, Planner

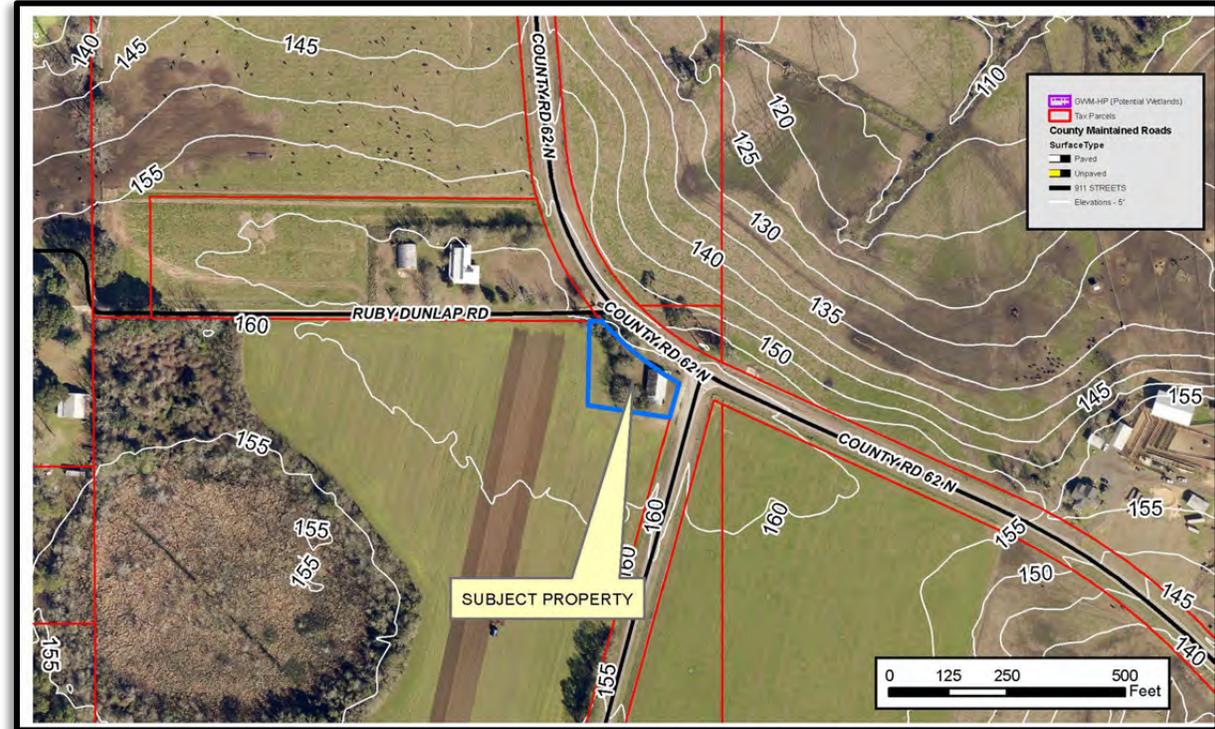
- **Current Zoning: RA**, Rural Agriculture
- **Applicant's Request:** Construct a 3,342 sq ft building for a meat market



# Locator Map



# Site Map



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

# Property Images



# Property Images



# Property Images



Aug 9, 2022 11:14:00 AM

# Property Images



Property Across  
The Street

Aug 9, 2022 11:14:05 AM

# 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 *Conditional Use 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: low density recreational vehicle park (see *Section 13.9: Recreational Vehicle Parks*).
- (d) The following local commercial uses: bed and breakfast or tourist home (see *Section 13.10: 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	35-Feet
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

# Information from the Applicant

## Meat sales in RA



David Diehl <david@secivil.pro>

To  Matthew Brown;  Buford King

Cc  Larry Smith



Wed 7/14/2021 5:16 PM

We removed extra line breaks from this message.

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

Thanks for meeting with us today. I just spoke with Mr. Burke. He stated the following:

He wants to abide by all rules and regulations **He will only sell his beef and poultry.** No sauces, drinks, groceries, pre-prepared foods, etc If he decides to do anything additional, he will request appropriate approvals/zoning He understands that anything above and beyond selling his meat will result in a violation letter.

His establishment will be basically a large freezer in the back, with a minimal store front with a counter, a sign listing what is available, and probably a scale and means to accept payment.

Building will have a rustic front, and a metal building rear.

He will also ship from here to wherever from internet orders.

If this grows, he stated he will relocate to the Beach Express or some other major road where he will build a much larger facility.

He wants me to outline the steps he needs to follow to be, in his words, "up to code". He wants to be totally transparent with his intentions.

Do we need to submit a site plan to the Planning Commission for him to get permitted?

Please let me know as he is ready to begin.

Thanks for your help.

David E Diehl, PLS

S.E. Civil

880 Holcomb Blvd

Unit 2-F

Fairhope AL 36532

251-990-6566

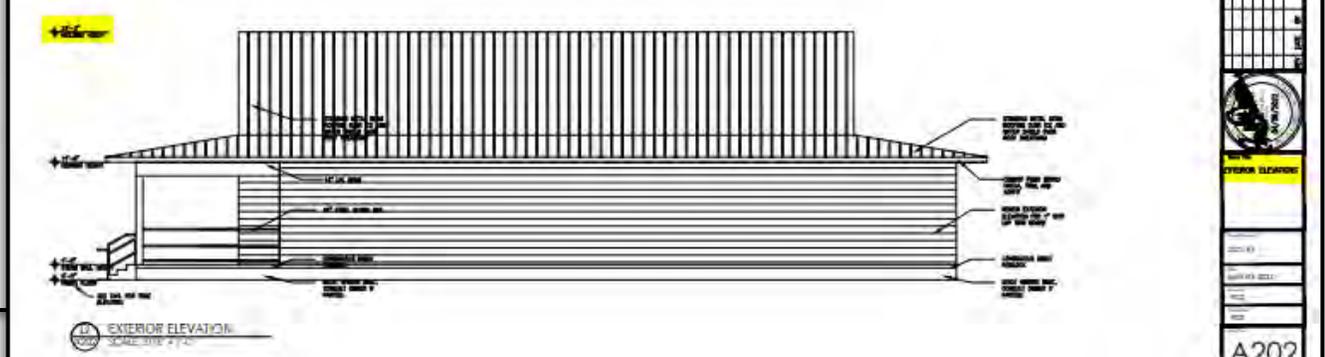
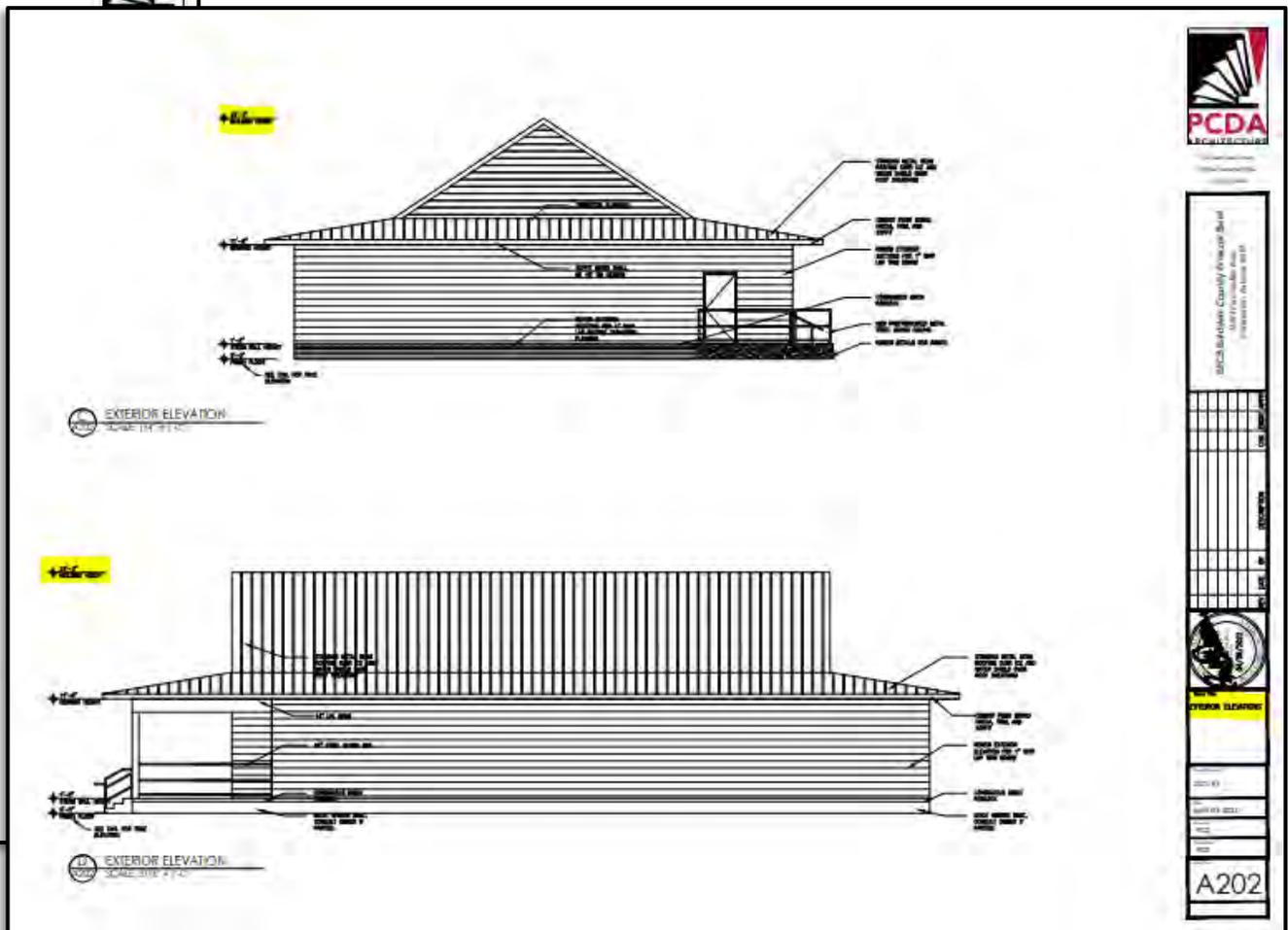
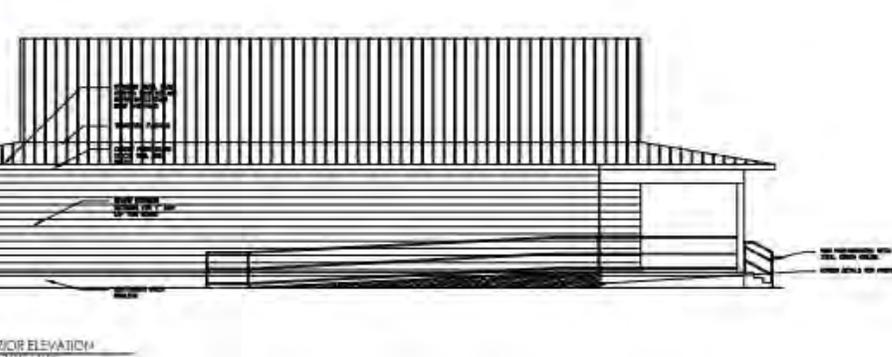
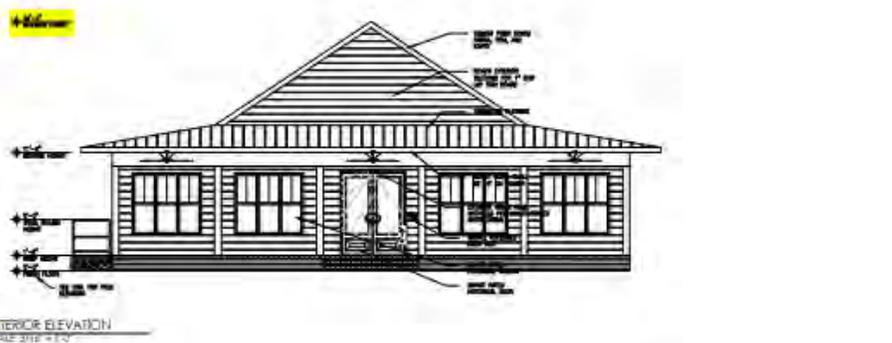
<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.secivil.pro%2F&data=04%7C01%7C%7C6997e6b0eccd040d4692708d94714fd54%7Ca1dbbb3c47f8420e932cbb4942e61768%7C0%7C0%7C637618977747320696%7CUnknown%7CTWFpbGZsb3d8eyJWljojoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Iik1haWwiLCJXVCi6Mn0%3D%7C1000&data=HkV6T4mioP%2Bqma0M1t6bt1B2EWK2UMEgij1xz7yuuRI%3D&reserved=0>

[7Ca1dbbb3c47f8420e932cbb4942e61768%7C0%7C0%7C637618977747320696%7CUnknown%7CTWFpbGZsb3d8eyJWljojoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Iik1haWwiLCJXVCi6Mn0%3D%7C1000&data=HkV6T4mioP%2Bqma0M1t6bt1B2EWK2UMEgij1xz7yuuRI%3D&reserved=0](https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.secivil.pro%2F&data=04%7C01%7C%7C6997e6b0eccd040d4692708d94714fd54%7Ca1dbbb3c47f8420e932cbb4942e61768%7C0%7C0%7C637618977747320696%7CUnknown%7CTWFpbGZsb3d8eyJWljojoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Iik1haWwiLCJXVCi6Mn0%3D%7C1000&data=HkV6T4mioP%2Bqma0M1t6bt1B2EWK2UMEgij1xz7yuuRI%3D&reserved=0)





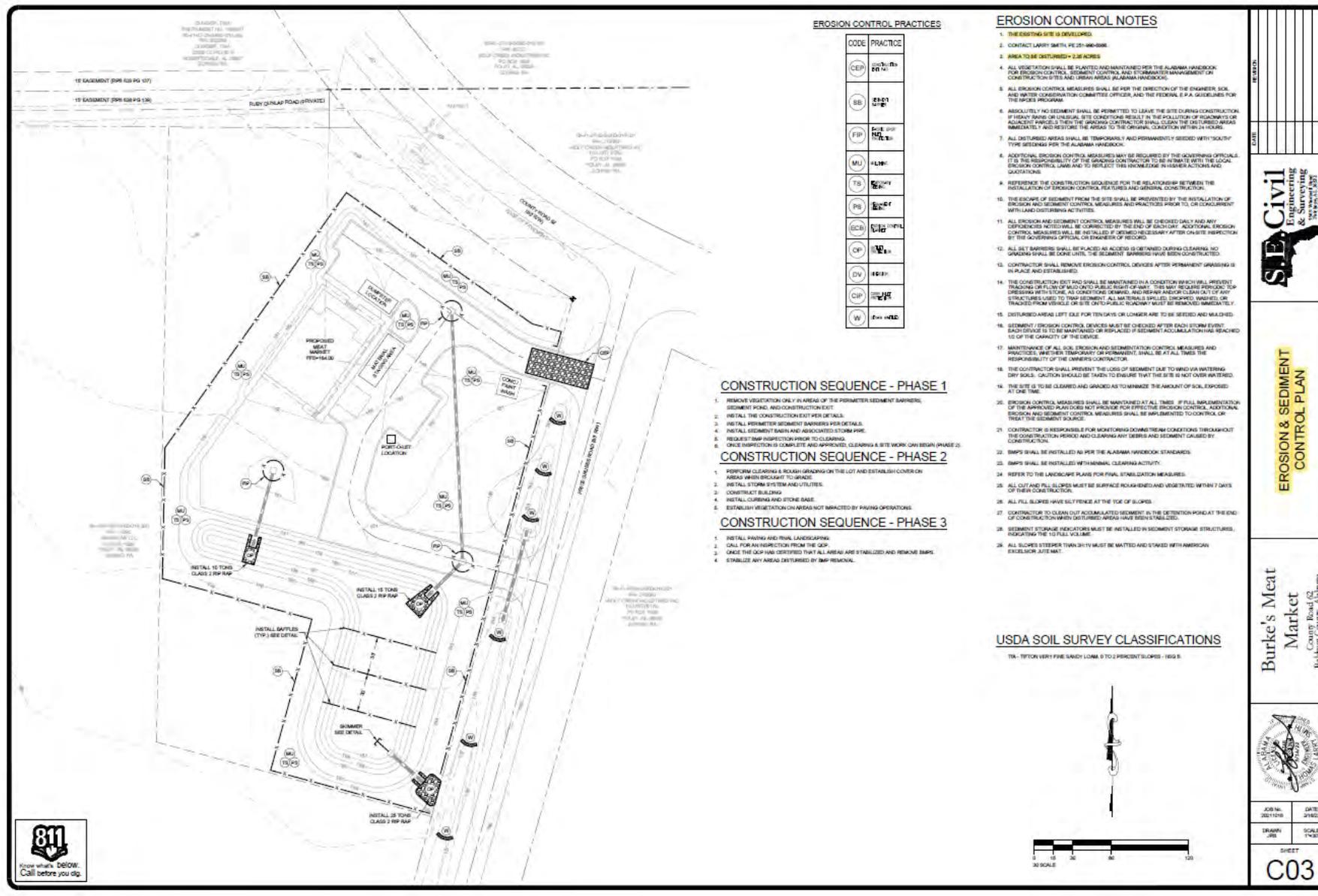
# Building Elevation



**ADDITIONAL INFORMATION:**

- Building elevation: 24'3"

# Erosion and Sediment Control Plans



# Drainage Narrative

## DRAINAGE NARRATIVE & CALCULATIONS BURKE'S MEAT MARKET

Prepared By:



PROJECT NUMBER: 20211016

March 16<sup>th</sup>, 2022

9969 Windmill Road

Fairhope, Alabama 36532

### PROJECT DESCRIPTION

Burke's Meat Market is a proposed three thousand three hundred Meat Market located in Baldwin County, Alabama. The site is zoned and contains approximately 3.00 acres. The site is located at the South Township 5 South, Range 4 East at the Southwest corner of County Road 62.

The existing terrain of the site consists of two (2) separate basins. The existing right-of-way ditch along the south side of County Road 62. This basin drains to the right-of-way ditch along the west side of Price Grubbs Road. The flow travels south along this Right-of-Way ditch until it reaches an 18"x24" westward bend in Price Grubbs Road. The flow travels southeast where it eventually drains to Jergisin Branch. The site consists of a small existing church structure with exterior landscaping. A map of the site can be found in *Appendix A*.

Water will be collected in a series of inlets and underground drainage pipes will discharge into the detention pond at the south end of the site. The pond discharges south into the right-of-way ditch along the west side of the site in a similar fashion to the existing condition for the majority of the site. The flow will sheet flow to the existing right-of-way ditch along the south side of the site in a similar fashion to the existing condition for the far north portion of the site.

### PROPOSED HYDRAULIC ANALYSIS

The SCS method for runoff estimation was used to develop the drainage analysis for this project. NOAA has published depth curves specific to this area and for a year, 24-hour storm events were utilized in the drainage calculations. GIS contours along with field verified elevations for the area are used to define the drainage basin. A copy of the Drainage Map can be found in *Appendix A*. The area is then plotted on the USDA Web Soil Survey to determine the soil types. Surveys are made to provide information about the soils within the drainage basin, their location, and tables that show the effect of the soil types on runoff. TR-20 presents a simplified procedure for discharges in small watersheds. Using this procedure, the SCS Curve Number (CN) information gained in the soil report, runoff is able to be estimated for the site can be found in *Appendix D*.

The time of concentration (Tc) was also necessary for the flow estimation. The time of concentration was estimated using the grade change from the most remote point of location of the proposed inlet or pipe. This grade change and the time of concentration was applied to the TR-55 method to calculate the time of concentration. The TR-55 method computes travel time for each type of flow that is present, sheet flow, overland flow, or channel flow.

HydroCAD utilizes the composite runoff curve number and the time of concentration to determine the outflow of the drainage basin. A twenty-four-hour, ten, twenty-five, fifty, and one-hundred-year return storm event hydrographs were generated for the site.

9969 Windmill Road

Fairhope, Alabama 36532

to determine the flow. The software was used to determine the flow exiting the drainage basin and entering the proposed detention pond for pre- and post-development scenarios. HydroCAD analysis for the site can be found in *Appendix B*.

StormCAD was used to analyze the closed drainage systems for the proposed project. A 25-year return period was used for design. 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 stormwater ponds. Pond outfall structures will be installed in the pond and discharge into the existing discharge point at a controlled rate less than the pre-developed rate. StormCAD analysis for the site can be found in *Appendix C*. Grassed areas were estimated using a C-value of 0.25 and pervious areas were estimated using a C-value of 0.95. In each inlet drainage area, impervious areas were hand calculated and weighted with respect to pervious areas to establish a composite C-value for each individual inlet basin.

### SUMMARY OF RESULTS

Analysis determined that the proposed detention pond is adequate to effectively handle and store the peak post-development flows observed during a two, five, ten, twenty-five, fifty, and one-hundred-year return events. Please see HydroCAD summary in *Appendix B* showing the pre-developed flow rates and post-developed flow rates for the 2, 5, 10, 25, 50 & 100-year storm events and the associated high-water elevations.

A brief summary of the pre vs. post development discharge rates for the project may be seen below.

	PRE (TO NORTH)	POST (TO NORTH)	REDUCTION	
2 YEAR	1.34	1.02	0.22	
5 YEAR	2.03	1.68	0.35	
10 YEAR	2.94	2.37	0.47	
25 YEAR	4.33	3.53	0.66	
50 YEAR	5.42	4.59	0.83	
100 YEAR	6.73	5.71	1.02	
POND TOP	-	-	-	
	PRE (TO SOUTH)	POST (TO SOUTH)	REDUCTION	HW (POND)
2 YEAR	3.79	3.70	0.09	257.79
5 YEAR	6.33	6.09	0.50	258.04
10 YEAR	8.68	7.63	1.05	258.27
25 YEAR	12.33	11.36	1.47	258.56
50 YEAR	16.02	15.12	1.51	258.77
100 YEAR	20.07	18.39	1.28	258.97
POND TOP	-	-	-	260.00

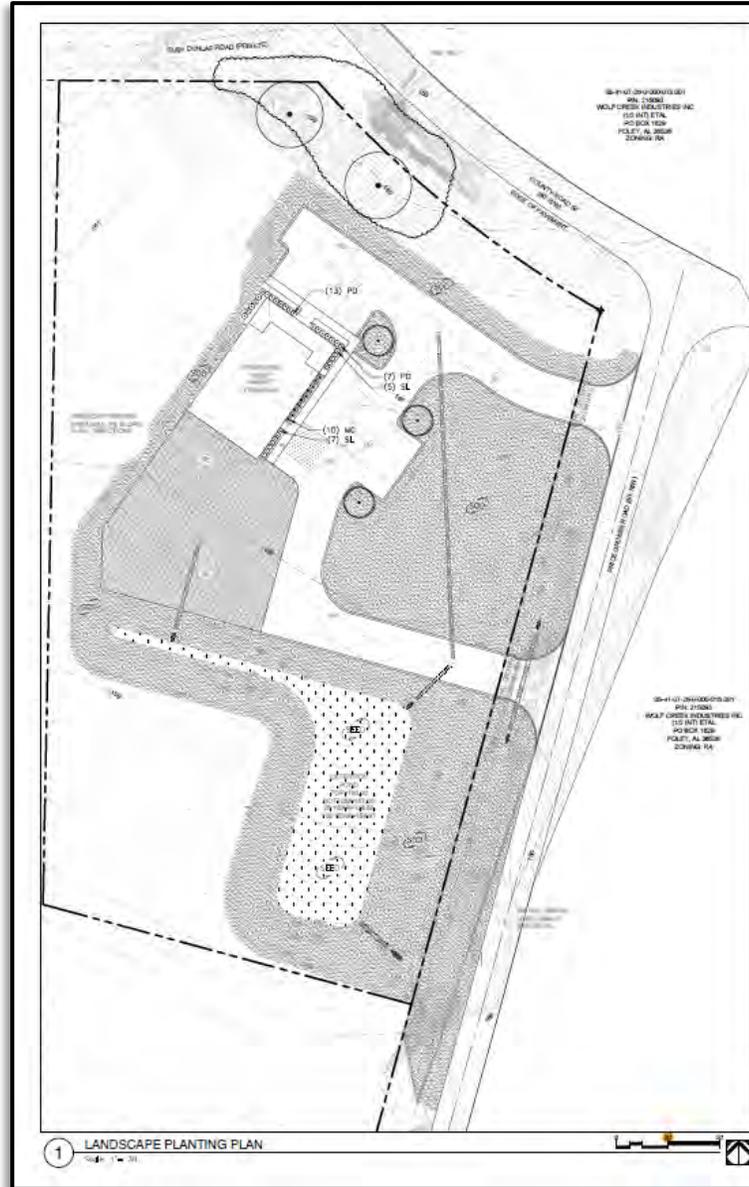
9969 Windmill Road

Fairhope, Alabama 36532

251-990-6566

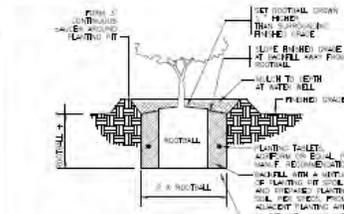
2 | Page

# Landscape Plan



**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HT.	SPACING	REMARKS
○	QV	3	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	BAR OR CONT.	2' CAL.	10'	FULL HEAD, SPECIMEN QUALITY
○	SL	12	LIQUIDUM SINENSE 'SUNSHINE'	SUNSHINE LIQUISTRUM	5 GAL.	18"	24"	
○	PD	20	LODOPETALUM CHINENSE 'PURPLE DIAMOND'	PURPLE DIAMOND LODOPETALUM	5 GAL.	18"	24"	
○	MA	10	MISCANTHUS DENNIS 'ADAGIO'	ADAGIO MISCANTHUS GRASS	5 GAL.	18"	24"	
□	SEED	7,500 SF	CYNODON DACTYLON HYDRIZOIDS	BERMUDA HYDRIZOIDS	SEED			
□	300	15,000 SF	CYNODON DACTYLON TURKEY 419	TURKEY 419 BERMUDA GRASS	300			



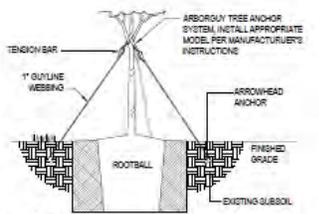
Call Safety. **Alabama 1Call**

**3 SHRUB PLANTING**

1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

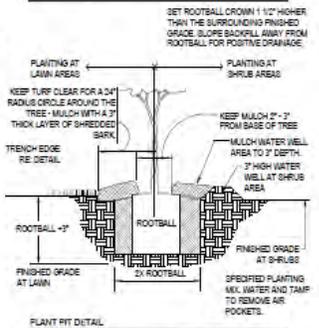


**2 GENERAL PLANTING NOTES**

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE ALABAMA PLANTING ACT AND ALL APPLICABLE REGULATIONS.

2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE ALABAMA PLANTING ACT AND ALL APPLICABLE REGULATIONS.

3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE ALABAMA PLANTING ACT AND ALL APPLICABLE REGULATIONS.



**W&S DESIGN**  
landscape architects

**NOT**  
DATE: 09/01/22  
THESE PLANS HAVE NOT BEEN APPROVED AND ARE SUBJECT TO CHANGE.

A Landscape Development Plan for  
**Burke's Meat Market**  
Baldwin County, Alabama

10000 W. STATE ST. SHELBY COUNTY, ALABAMA 35228  
PROJECT: BURKE'S MEAT MARKET  
DATE: 09/01/22

STATE OF ALABAMA  
OTHER COUNTY: SHELBY  
PROJECT NUMBER: 518  
DATE: 09/01/22

**LANDSCAPE PLANTING PLAN**

Sheet No. **LP100**

# Agency Comments

**Baldwin County Highway Department, Tyler Mitchell**: Excerpt from e-mail dated 7/21/2022: “Weesie reviewed the drainage report when processing and approving the attached turnout permit. Issuance of a turnout permit gives Highway approval of the plans and drainage.”

**USACE, Eric Buckelew**: Uplands; No USACE concerns

**ALDOT, Michael Smith**: No Comments

**Baldwin County Subdivision Department, Shawn Mitchell**: We defer to Highway and have no further Subdivision comments.

**ADEM, J. Scott Brown**: No Comments

# Staff Analysis and Findings

The applicant is requesting Commission Site Plan Approval to allow for a 3,342 sq ft building for a meat market. The proposed use is permitted by right, subject to the Commission Site Plan Approval of the Planning Commission.

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

## **Section 18.9 Commission Site Plan Approval**

**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 by the Conditional Use Commission Site Plan Approval process in a particular zoning district; however, the county reserves full authority to deny any request for 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.

# Staff Analysis and Findings

18.9.2 **Applicable Uses.** In addition to the uses specified for the individual zoning designations as Conditional Uses, a Commission Site Plan Approval is required for all development which meets the following criteria:

- (a) All multiple unit developments;
- (b) Non-residential projects involving a combined total building square footage of 5,000 square feet or more, unless the expansion is for an accessory structure that will not increase the intensity of the use;
- (c) **Non-residential development within 200 feet of property that is either zoned or used as residential;**
- (d) Non-residential development where more than 30% of the lot (excluding the building) is impervious;
- (e) All changes to existing structures, other than single family residences, that increase the gross floor area by thirty percent (30%) or more;
- (f) All changes of use on non-residential properties, unless proposed use would be permitted with an administrative approval.

# Staff Analysis and Findings

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:

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

The proposed meat market does conform to the requirements of the Zoning Ordinance and the submitted site plan meets the requirements for RA zoning setbacks. All required documents have been provided for the proposed building.

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

# 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 use should not detract from the public's convenience as the current use is vacant and there are currently agricultural and residential uses adjacent to this property. The proposed building is allowed by right in the RA zoning.

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

The current use of the property is vacant, and the proposed building will be a commercial "fruit and produce store", as this use is one that might be expected within an agricultural community. Staff is unaware of any information suggesting this use would decrease 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.**

The adjacent uses are agricultural and residential. The proposed building should not impose an excessive burden or have substantial negative impact on surrounding or adjacent uses.

# 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 thirty (30) calendar days to submit an amended site plan incorporating the required conditions, unless a longer time frame is specified by the Planning Commission.

# CSP22-17 BURKE'S MEAT MARKET

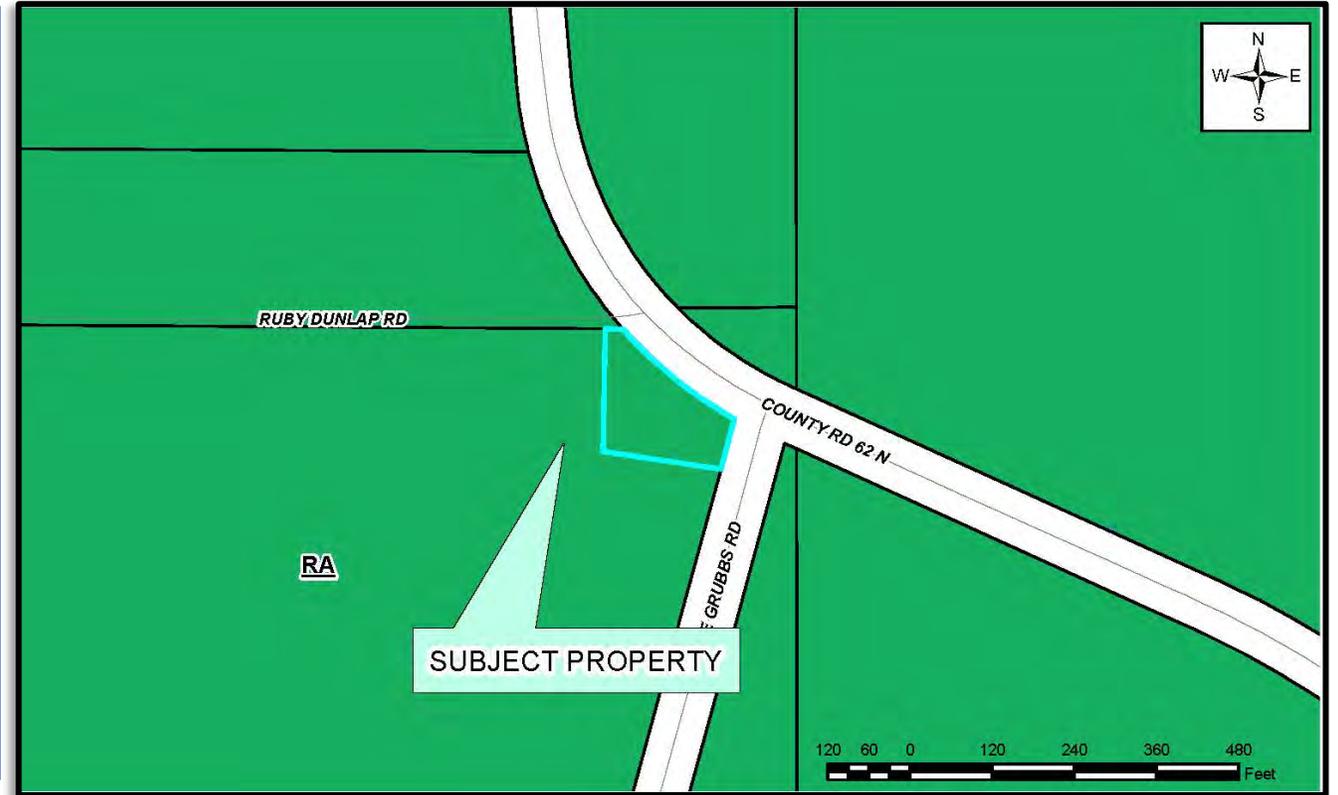
## COMMISSION SITE PLAN APPROVAL

Lead Staff: Cory Rhodes, Planner

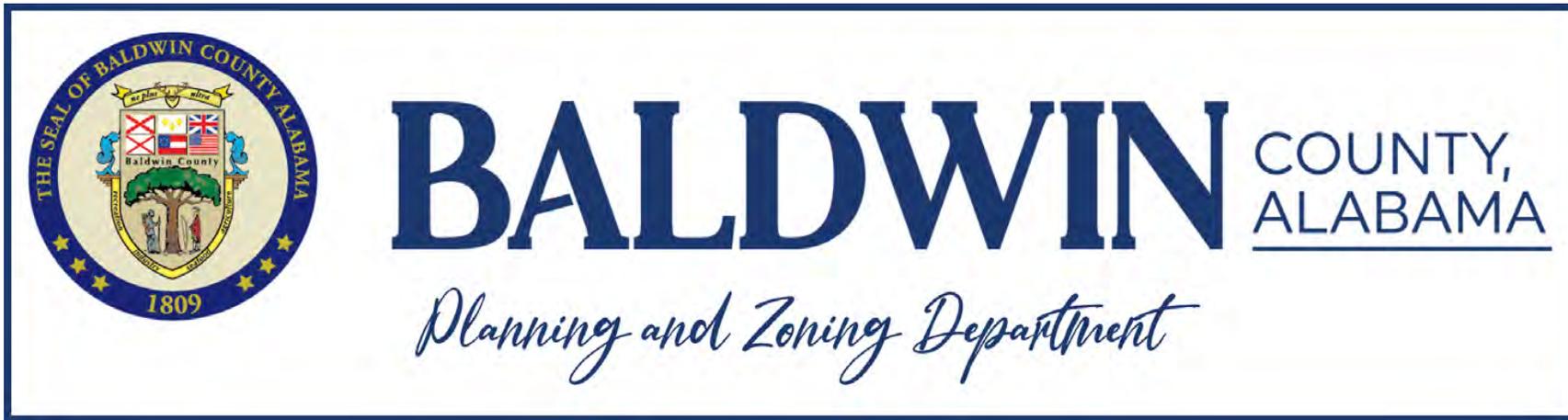
### Staff's Summary and Comments:

The subject property is currently zoned RA, Rural Agricultural. The adjacent properties are Rural Agricultural. The Commission Site Plan Approval being requested is to allow for a 3,342 sq ft building for a meat market. Staff feels that this is a reasonable request and recommends **APPROVAL\***.

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



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 structures or facility shall necessitate additional review by the Planning Commission.



COMMISSION SITE PLAN APPROVAL  
CSP22-15 PERDUE PROPERTY  
SEPTEMBER 2, 2022

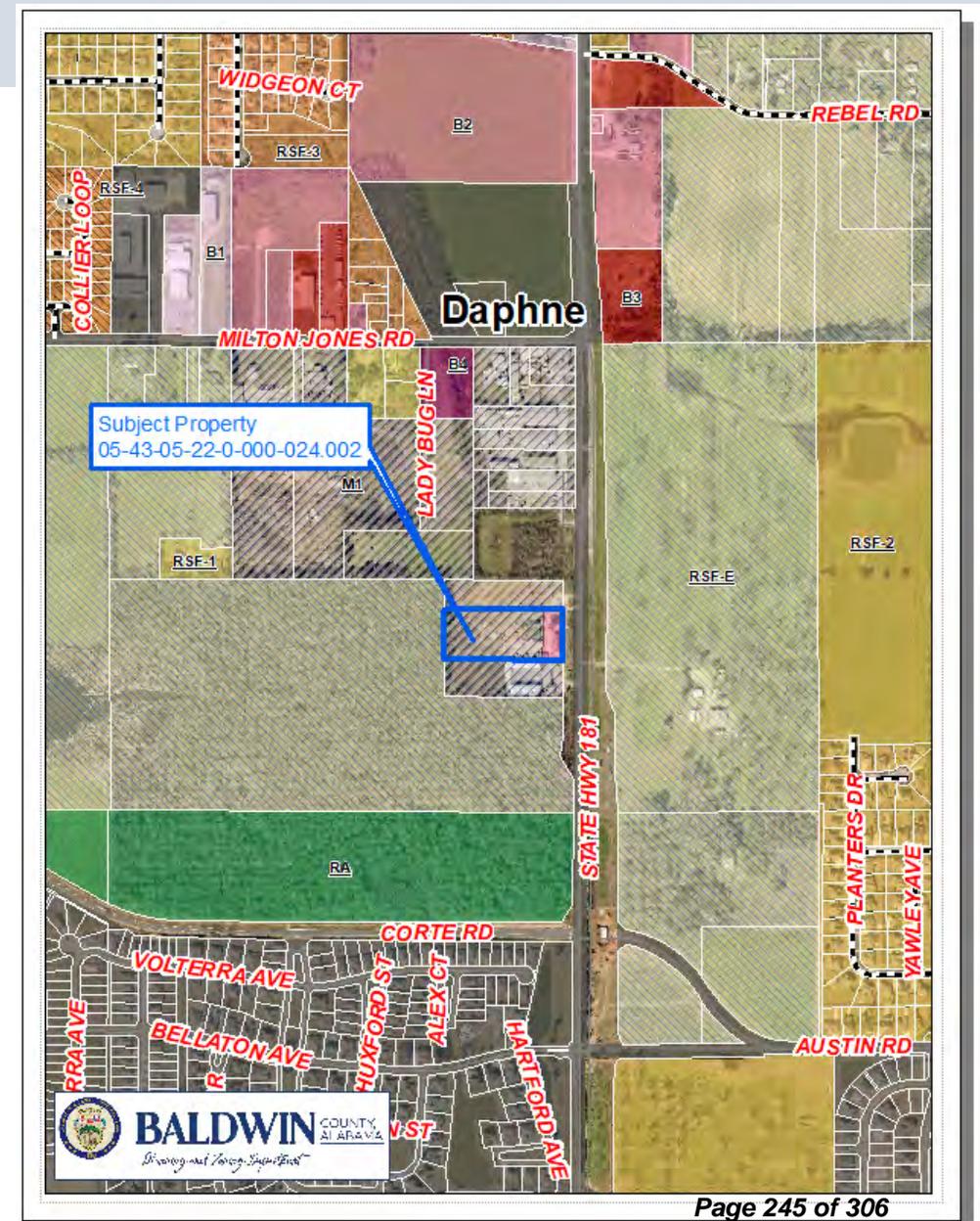
PRESENTED BY: CELENA BOYKIN, SENIOR PLANNER

# 12.c) CSP22-18 PERDUE PROPERTY

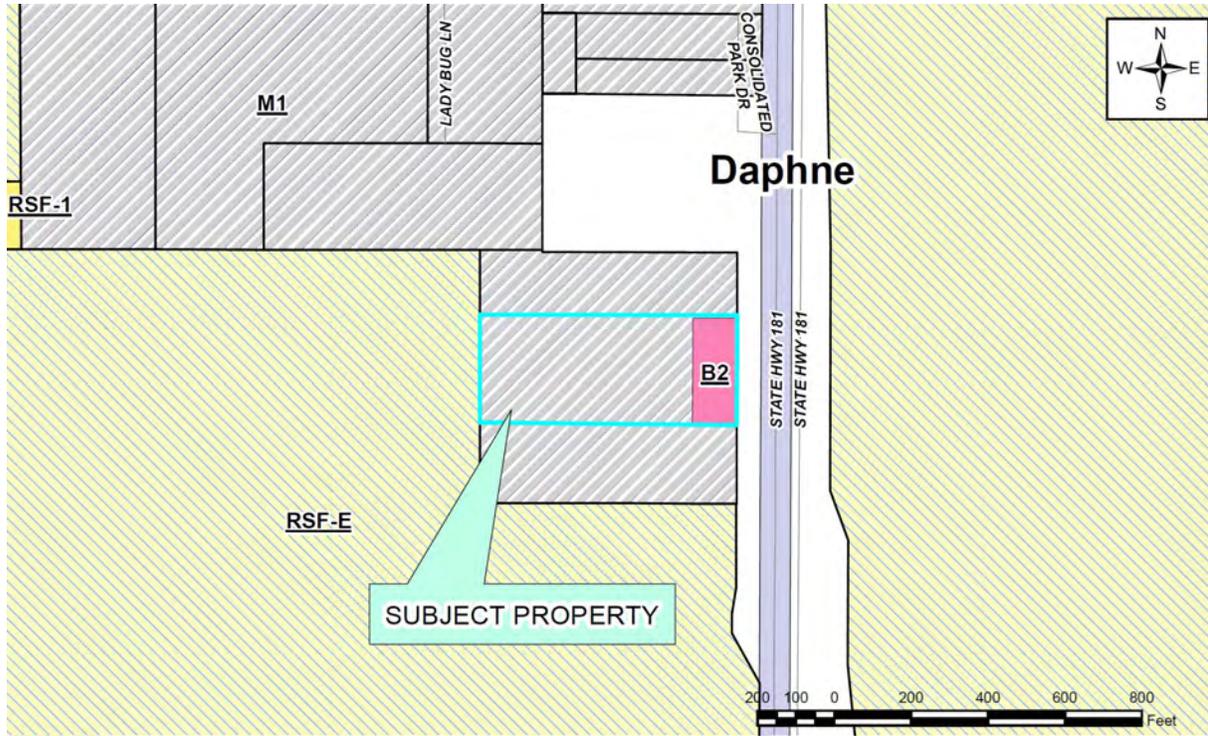
Lead Staff: Celena Boykin, Senior Planner

## COMMISSION SITE PLAN APPROVAL

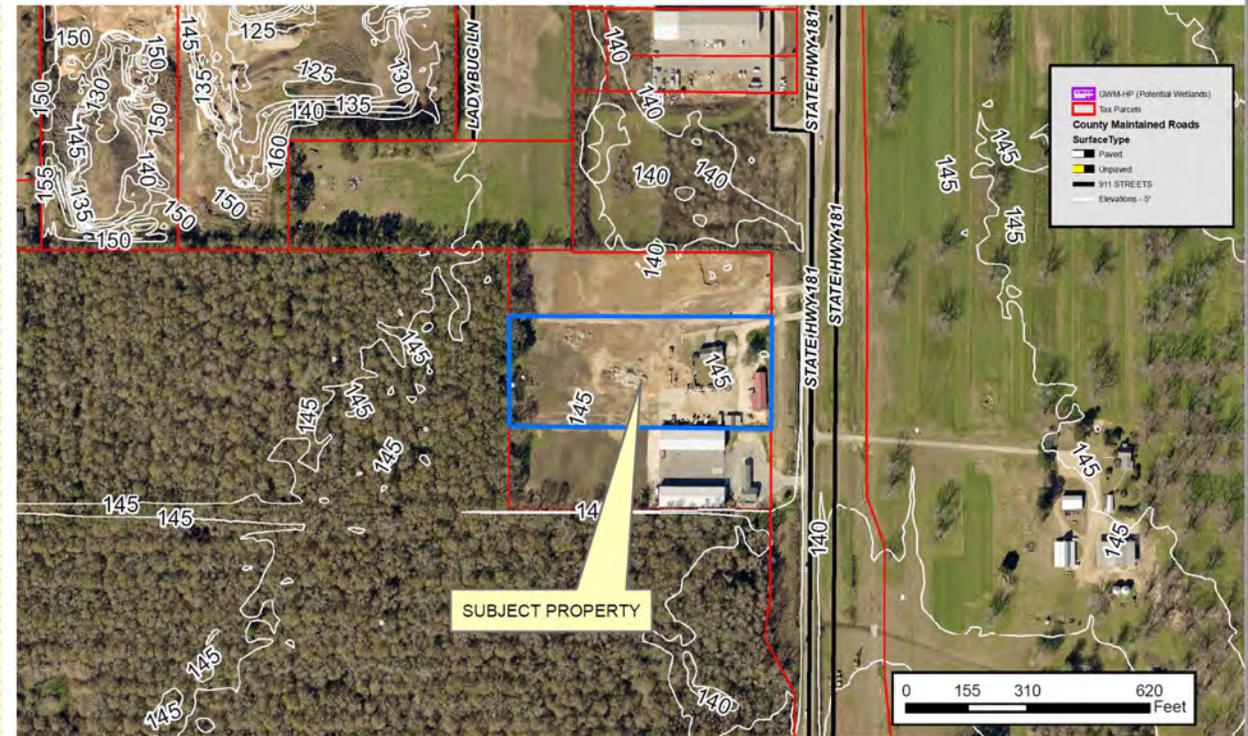
- **Planning District:** 15 **Zoned:** M-1 and B-2
- **Location:** Located on the south side of Milton Jones Road, west of State Highway 181 in the Daphne area
- **Current Use:** Commercial
- **Acreage:** 4.3 acres
- **Physical Address:** 25211 State Hwy 181
- **Applicant:** Dewberry- Kyle Strachan
- **Owner:** Johnnie Perdue
- **Applicant's Request:** Storage Facility
- **Online Case File Number:** The official case number for this application is CSP22-18, however, when searching online CitizenServe database, please use CSP22-000018.



# Locator Map

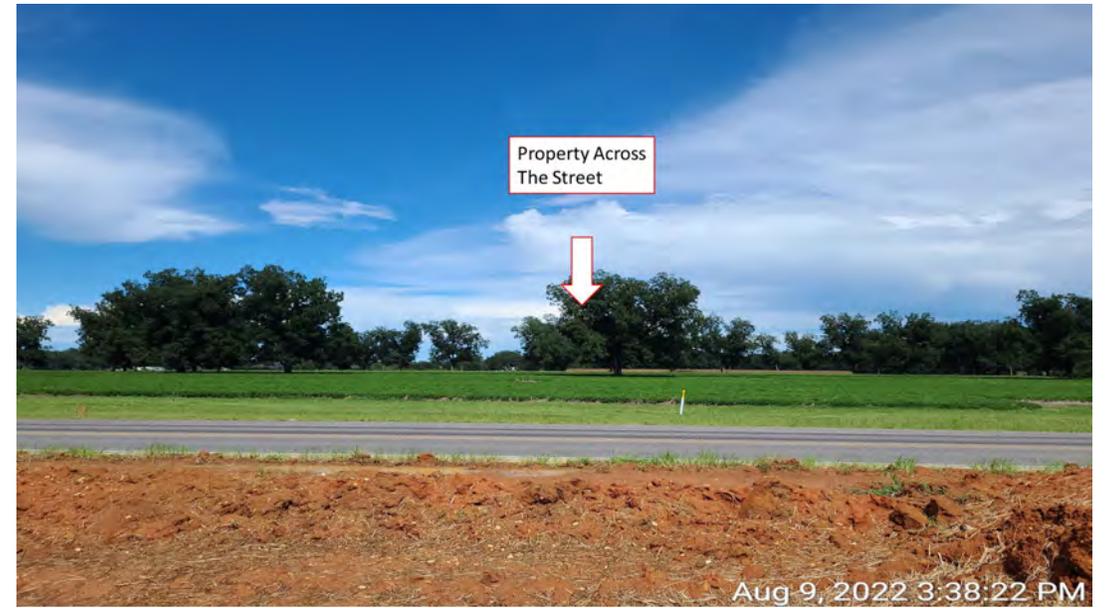


# Site Map



	Adjacent Land Use	Adjacent Zoning
North	Vacant	M-1, Light Industrial District
South	Commercial	M-1, Light Industrial District
East	State Hwy 181/Agricultural	State Hwy 181/ RSF-E, Residential Single-Family District
West	Vacant	RSF-E, Residential Single-Family District

# Property Images



# Zoning Requirements

## Section 8.1 M-1, Light Industrial District

8.1.1 *Generally.* The purpose of this zoning district is to provide a suitable protected environment for manufacturing, research and wholesale establishments which are clean, quiet and free of hazardous or objectionable emissions, and generate little industrial traffic.

8.1.2 *Permitted uses.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses shall be permitted, conditioned on the Commission Site Plan Approval requirements of Section 18.9:

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) Light industrial uses.
- (c) Transportation, communication, and utility uses except landfills and sewer treatment plants.
- (d) Outdoor recreation uses.
- (e) Marine recreation uses.
- (f) General commercial uses except racetracks.
- (g) Local commercial uses.
- (h) **Professional service and office uses.**
- (i) Institutional uses.
- (j) Agricultural uses.
- (k) Accessory structures and uses.

8.1.3 *Conditional Use 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 as Commission Site Plan Approval uses:

- (a) Transportation, communication, and utility uses not permitted by right per *Section 8.2(c): Permitted uses.*

(b) General commercial uses not permitted by right per *Section 8.2(f): Permitted uses.*

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

Maximum Height of Structure in Feet	45
Maximum Height of Structure in Habitable Stories	4
Minimum Front Yard	25-Feet
Minimum Rear Yard	see (a & b)
Minimum Side Yards	see (a & b)
Minimum Lot Area	40,000 Square Feet
Maximum Impervious Surface Ratio	.80
Minimum Lot Width at Building Line	120-Feet
Minimum Lot Width at Street Line	No Minimum

(a) No minimum except where abutting a residential district, in which case there shall be a minimum yard of 25-feet abutting the residential district.

(b) The required yards shall be increased by one foot for each foot of building height in excess of 35-feet.

# Zoning Requirements

## Section 13.14 Mini-Warehouses and Boat & RV Storage Facilities

13.14.1 *Purpose.* The purpose of this section is to establish minimum standards for mini-warehouse facilities, which include facilities for storing boats and recreational vehicles.

Baldwin County Zoning Ordinance

173

### 13.14.2 *Procedures and standards.*

(a) *Commission Site Plan Approval required.* All mini-warehouse facilities are subject to the standards contained in this section and will be required to obtain a site plan approval prior to being granted a building permit.

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

Commission Site Plan Approval – RR, Rural District, RA, Rural Agricultural District, RMF-6, Multiple Family District, HDR, High Density Residential District, B-1, Professional Business District, B-2, Neighborhood Business District, B-3, General Business District, B-4, Major Commercial District, M-1, Light Industrial District and M-2 General Industrial District,

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

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

(e) *Access.*

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

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

(g) *Design and other requirements.*

1. *Facades.* Facades which are visible from a public right-of-way shall be constructed of masonry, wood or other materials which will present a pleasing appearance and which will be compatible with the surrounding area. Unless otherwise specified in Article 2, at a minimum, façade

# Zoning Requirements

visible from the public right-of-way shall consist of an apron wall no less than one-third of the height of the building.

2. *Fencing.* The entire site of a mini-warehouse facility shall be enclosed by security fencing. The minimum height for fencing, along the side and rear property lines, shall be eight (8) feet, for fencing constructed to the exterior of required buffers, or six (6) feet for fencing constructed to the interior of required buffers. Fencing shall be composed of materials designed for such use including masonry, iron, steel, chain link (painted or vinyl coated only), wood or a combination thereof. Fencing along the front of a mini-warehouse facility may be decorative in nature and may be built to a minimum height of four (4) feet.
3. *Lighting.* The maximum height of exterior lights shall be 20-feet. Light fixtures shall be designed to cast light downward. No light shall be aimed directly toward a property designated residential, which is located within 200-feet of the source of the light.
4. *Compartments.* Each storage compartment shall have an independent entrance under the exclusive control of the tenant. The use of storage compartments shall be limited to the storage of personal property and no other use shall be permitted within such compartments.
5. *Outdoor storage.* Outdoor storage of goods and materials, with the exception of boats, recreational vehicles and trailers, shall be prohibited. Boats, recreational vehicles and trailers may be stored on site only if located in an enclosed building or if fully screened from public view by fences, walls, landscaping or a combination thereof.
6. *Parking and landscaping.* Unless otherwise stated herein, all mini-warehouse facilities shall meet the requirements of *Article 15: Parking and Loading Requirements* and *Article 17: Landscaping and Buffers*.



# Site Data

SITE DATA TABLE:	
ZONING: M-1 LIGHT INDUSTRIAL MINIMUM SETBACKS (WAREHOUSE):	FRONT: 25' REAR: 30' SIDE: 0'
PROPOSED BUILDING HEIGHT:	1 STORY
NORTH BUILDING STORAGE CUBIC COUNT	40 UNITS
SOUTH BUILDING STORAGE CUBIC COUNT	72 UNITS
EXISTING BUILDING AREA	2500 SF
REQUIRED PARKING SPACES:	19
TOTAL PROVIDED PARKING SPACES (0° SKEW):	20
TOTAL ACREAGE OF SITE: ±4.31 ACRES	
BUILDING AREA:	±0.88 AC. (20.42%)
ASPHALT/CONCRETE AREA:	±0.99 AC. (22.97%)
DEVELOPED GREENSPACE/GRASSED POND AREA:	±2.44 AC. (56.61%)



Kay Ivey  
GOVERNOR

June 22, 2022

Tin Top Storage  
Attn: Johnnie Perdue  
25211 SR 181  
Daphne, AL 36526

RE: **Time Extension**  
**Permit Number: 9-2-11762/ 11763/ 11764**  
**SR 181 MP 12.43**

Permit Exp. Date: **December 22, 2022**

Dear Sir:

We have received a time extension request for the above-referenced permit. ALDOT is hereby granting a **6-month** time extension. All work associated with this permit shall be completed by the expiration date above. If work is not completed by the noted date, please contact this office to discuss.

Should you have any questions or need additional information regarding this matter, please contact Michael Smith, Area Permit Manager, at (251) 470-8273.

Sincerely,

MATTHEW ERICKSEN, P.E., REGION ENGINEER

By:   
Michael Smith, P.E., Permit Manager  
Southwest Region - Mobile

MS/shd  
c: Mr. David M. Styron II, P.E.  
File

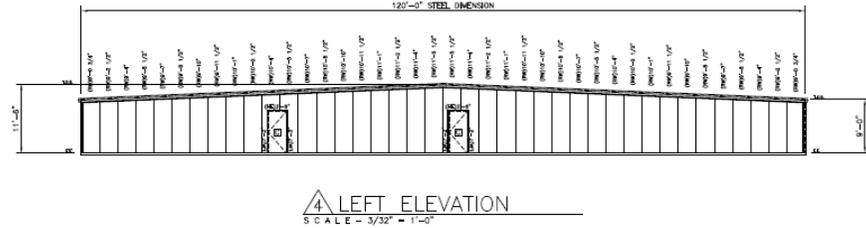
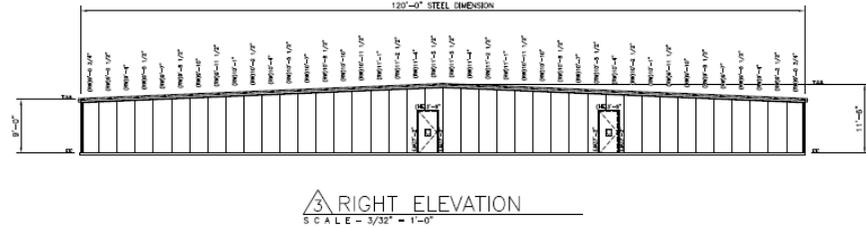
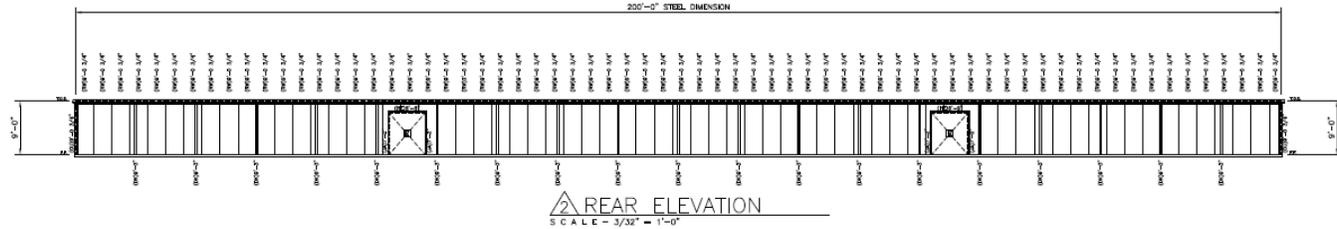
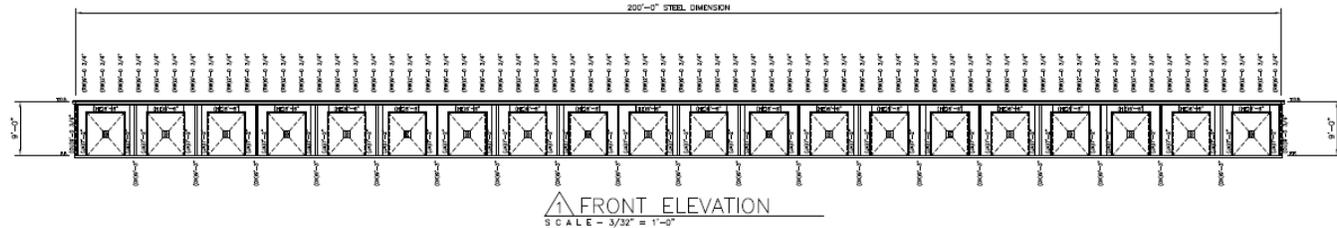
## ALABAMA DEPARTMENT OF TRANSPORTATION

SOUTHWEST REGION  
OFFICE OF REGION ENGINEER  
1701 I-65 WEST SERVICE ROAD NORTH  
MOBILE, ALABAMA 36618-1109  
TELEPHONE: (251) 470-8200  
FAX (251) 473-3624

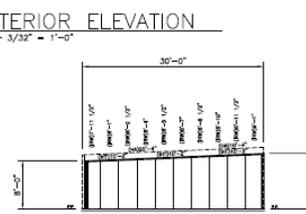
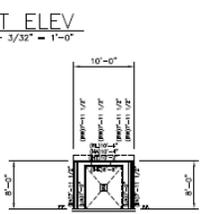
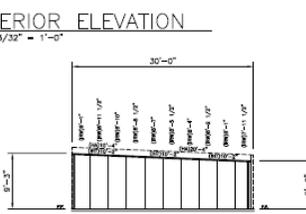
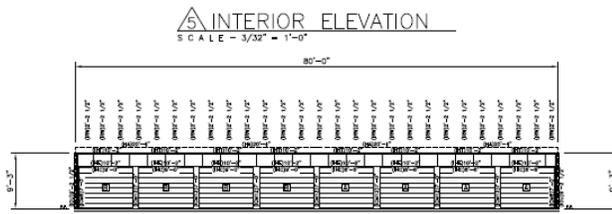
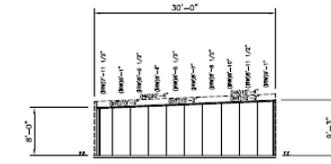
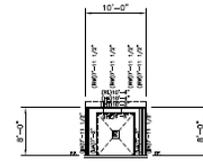
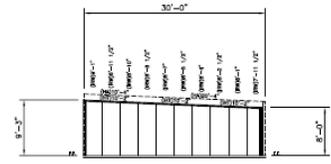
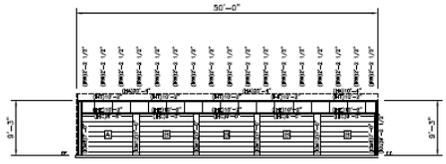


John R. Cooper  
TRANSPORTATION DIRECTOR

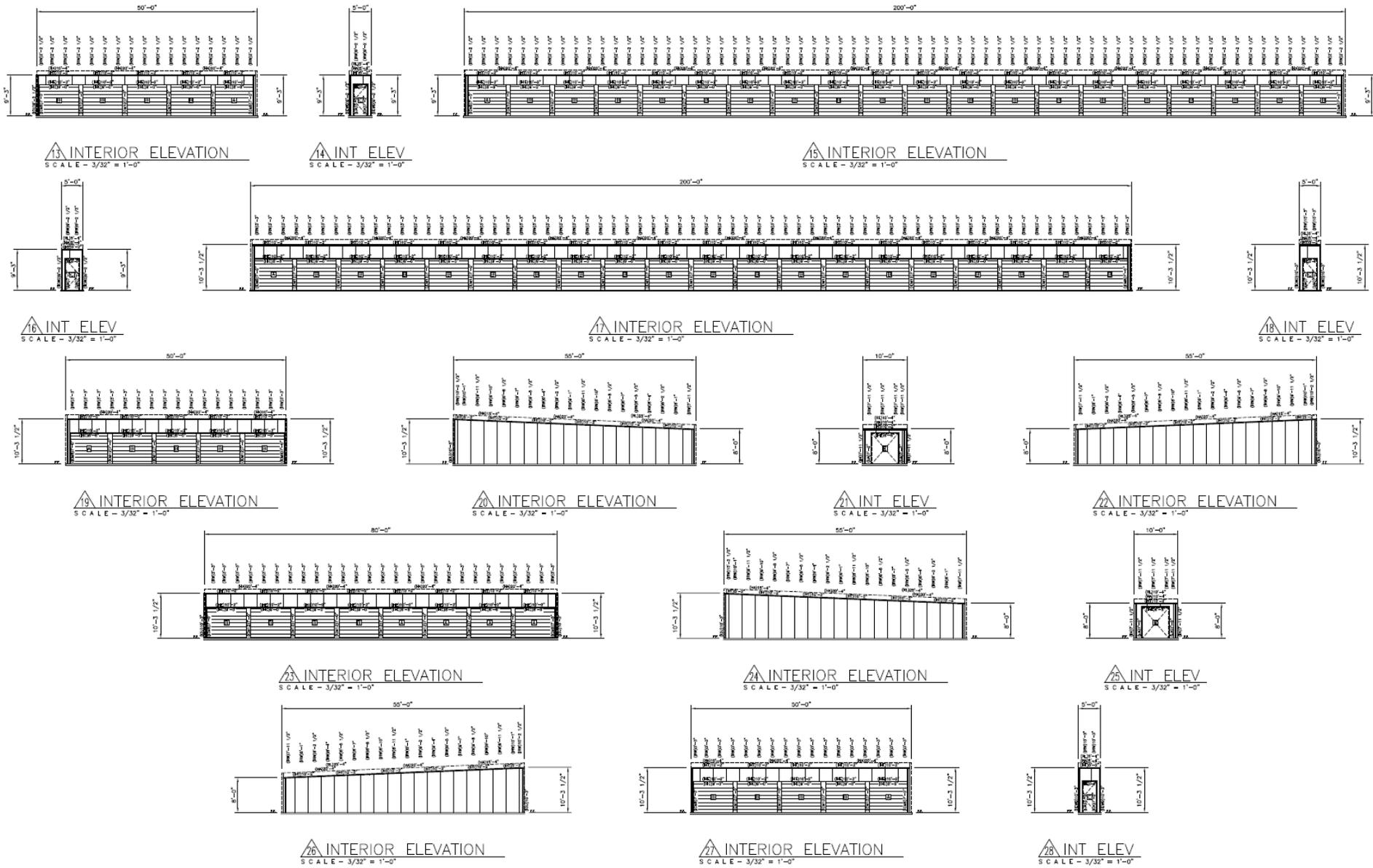
# Building Elevation



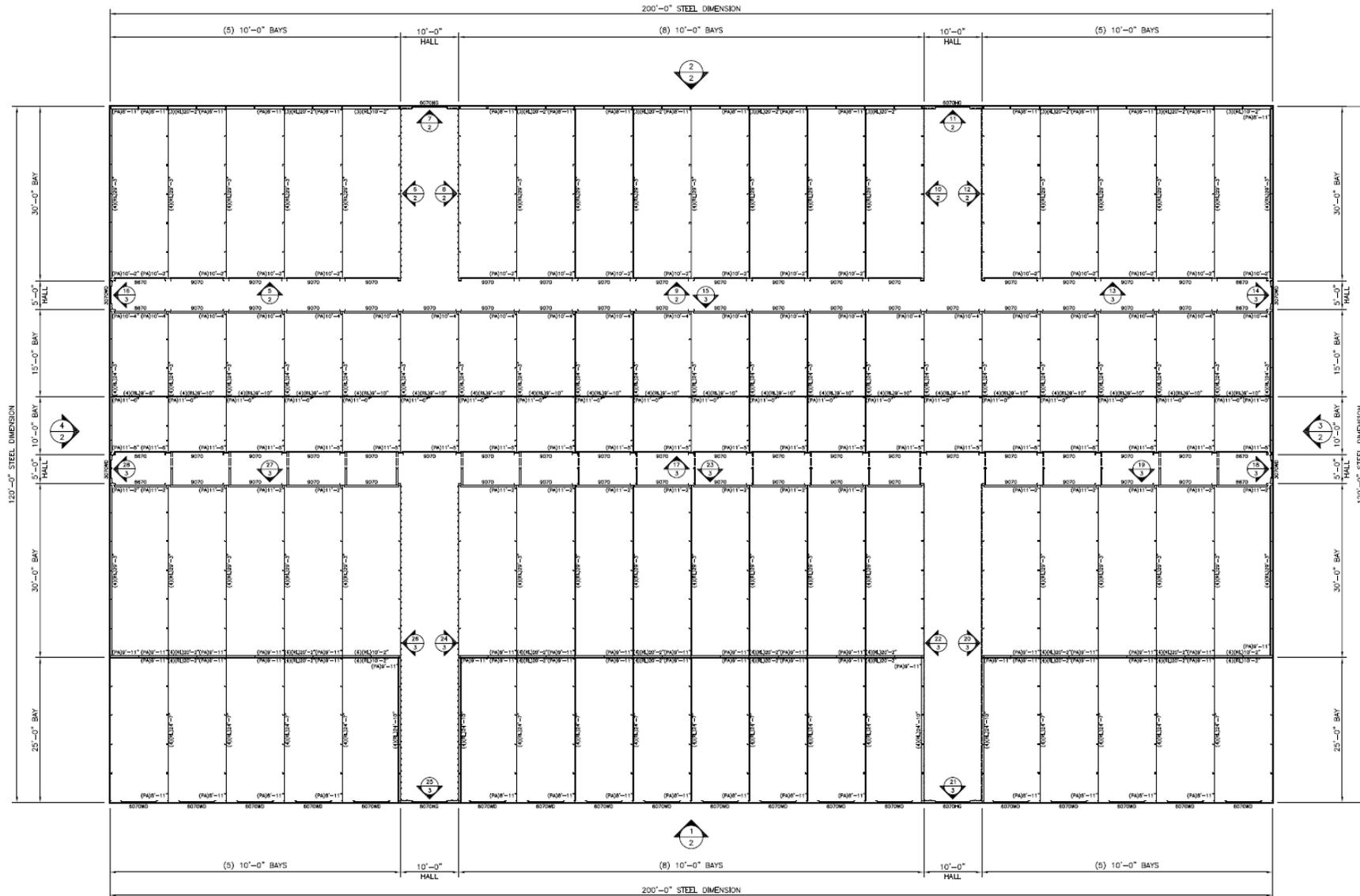
INTERIOR DOOR SCHEDULE	
(1)	DOOR 3'-0\"/>
(2)	DOOR 6'-0\"/>



# Building Elevation



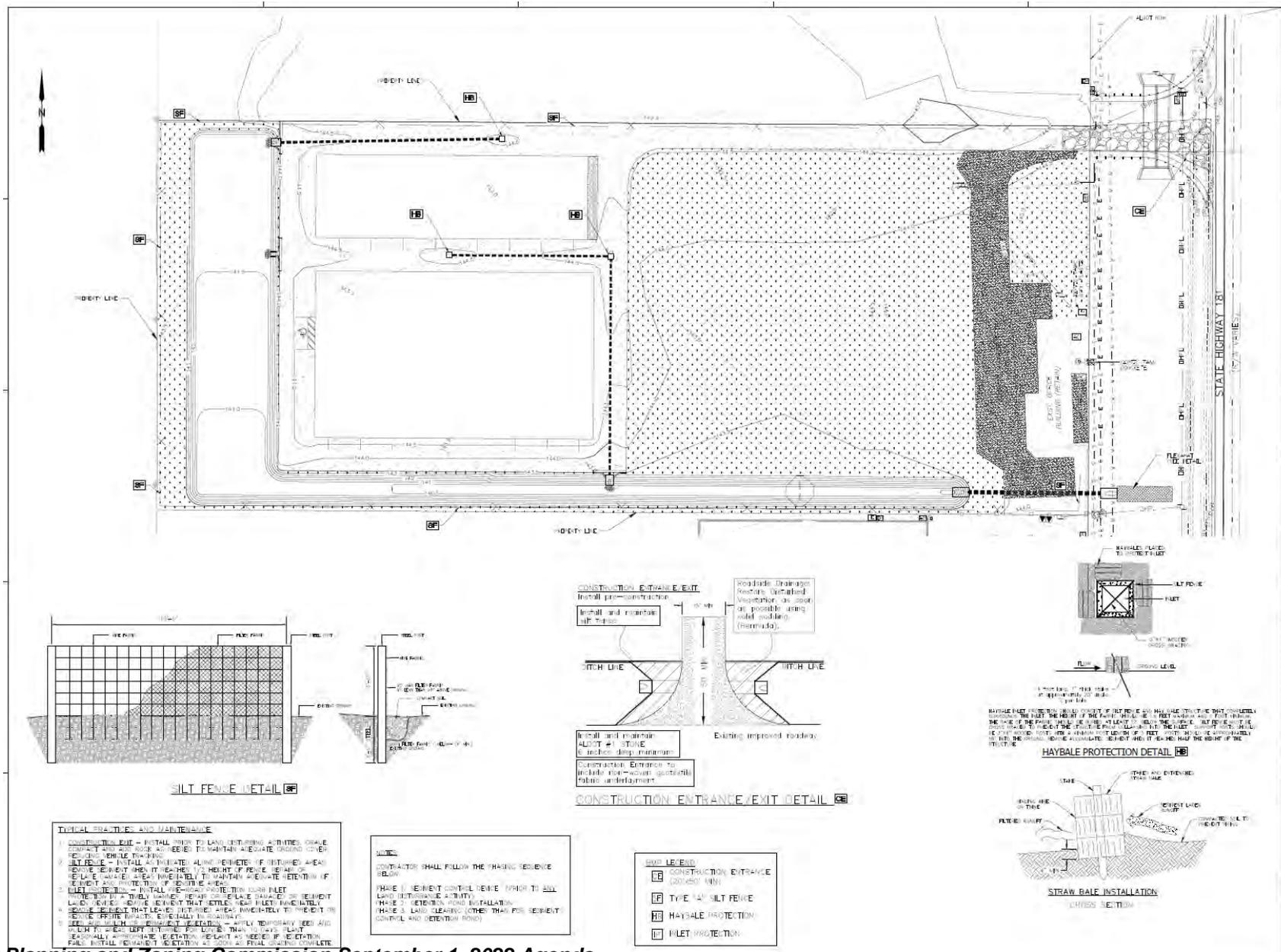
# Building Plan



PARTITION PLAN

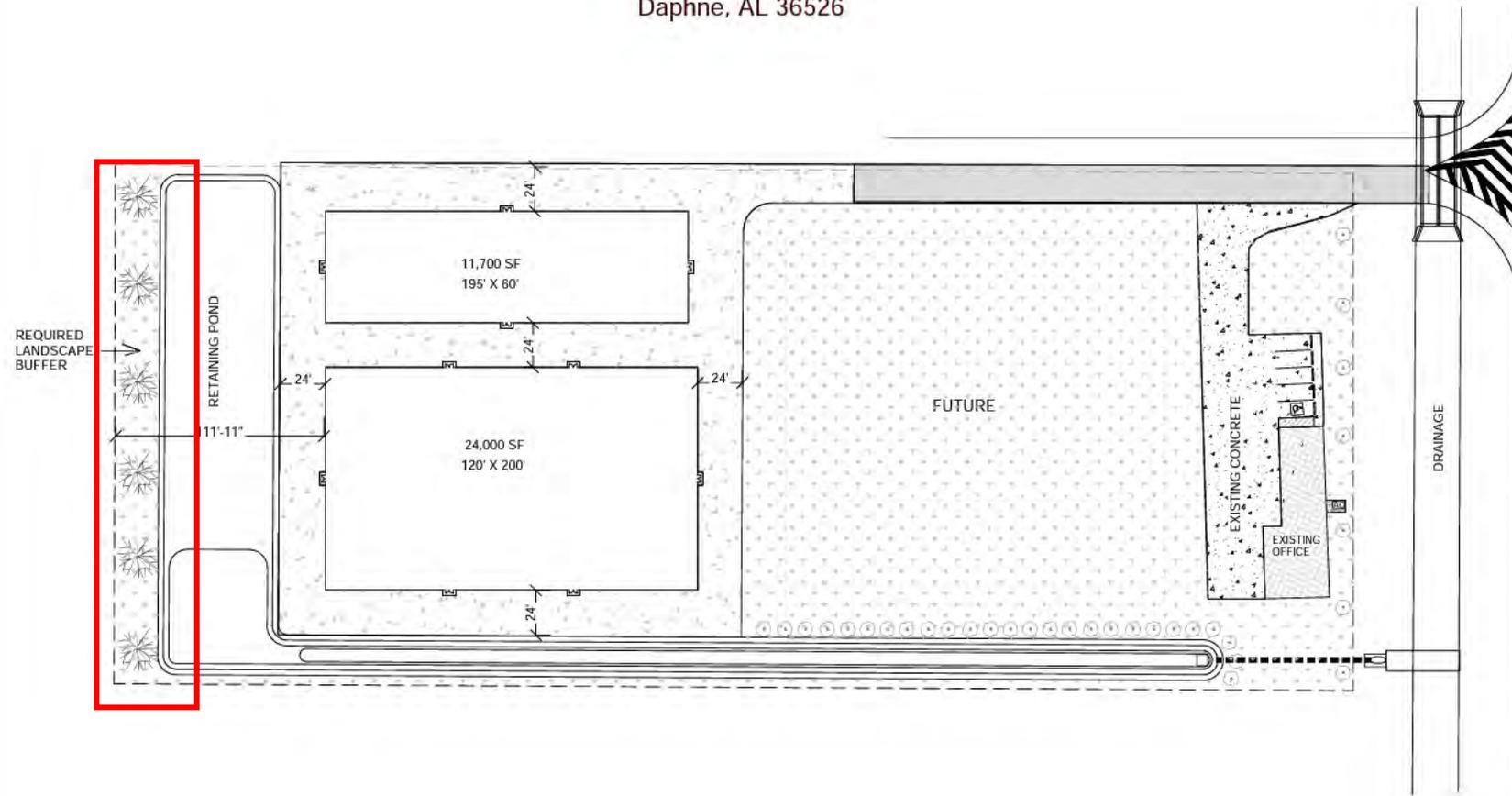
SCALE - 3/32" = 1'-0"

# Erosion and Sediment Control Plans



# Landscape Plans

25211 AL-181  
Daphne, AL 36526



**ADDITIONAL INFORMATION**

- Need Updated plan with more landscaping detail

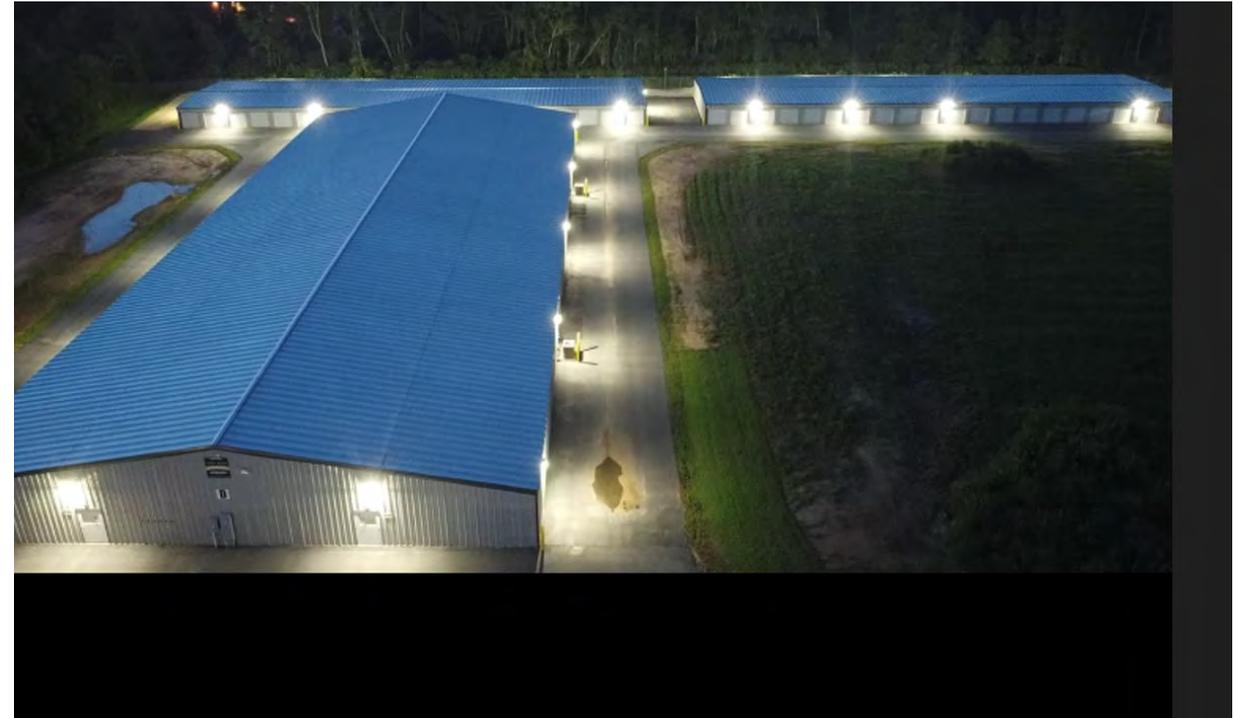
LEGEND	LANDSCAPE
Asphalt paving - [Pattern]	[Symbol] American Holly (5-Gal)
Concrete - [Pattern]	[Symbol] American Holly (3 Gal)
Green Space - [Pattern]	

# Proposed Façade and Lighting

## Proposed Façade



## Lighting Style



# Agency Comments

**City of Daphne**: No Comments

**Baldwin County Highway Department, Tyler Mitchell**: No Comments

**Baldwin County Subdivision Department, Shawn Mitchell**: No Comments

**ADEM, J. Scott Brown**: No Comments

**ALDOT, Michael Smith**:

- No change in ALDOT approved permit, we have no comment

**BCC Natural Resources Planner, Ashley Campbell**:

- No Comment

# Staff Analysis and Findings

The applicant is requesting Commission Site Plan Approval to allow 2 storage unit buildings. The proposed use is a Light Industrial Use as is permitted by right, subject to the Commission Site Plan Approval of the Planning Commission.

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

## **Section 18.9 Commission Site Plan Approval**

**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 by the Conditional Use Commission Site Plan Approval process in a particular zoning district; however, the county reserves full authority to deny any request for 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.

# Staff Analysis and Findings

## Section 18.9 Commission Site Plan Approval

**Purpose.** The purpose of Commission site plan approval is to allow the proper integration of uses into a community and zoning district. The Commission site plan approval process recognizes that certain uses, though technically permitted by zoning, are only suitable under certain conditions and at appropriate locations. Certain uses require special consideration so that the use may be properly located with respect to the objectives of this chapter and their effect on surrounding properties.

**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 by the Conditional Use Commission Site Plan Approval process in a particular zoning district; however, the county reserves full authority to deny any request for 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.

**18.9.2 Applicable Uses.** In addition to the uses specified for the individual zoning designations as Conditional Uses, a Commission Site Plan Approval is required for all development which meets the following criteria:

- (a) All multiple unit developments;
- (b) Non-residential projects involving a combined total building square footage of 5,000 square feet or more, unless the expansion is for an accessory structure that will not increase the intensity of the use;
- (c) Non-residential development within 200 feet of property that is either zoned or used as residential;
- (d) Non-residential development where more than 30% of the lot (excluding the building) is impervious;
- (e) All changes to existing structures, other than single family residences, that increase the gross floor area by thirty percent (30%) or more;
- (f) All changes of use on non-residential properties, unless proposed use would be permitted with an administrative approval.

# Staff Analysis and Findings

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

The proposed storage buildings does conform to the requirements of the Zoning Ordinance and the submitted site plan meets the requirements for M-1 zoning setbacks. All required documents have been provided for the proposed building except for an updated landscape plan and approval from Baldwin County Highway Department for the stormwater plan.

Also, since the B-2 zoned area and the current B-2 use is part of the 4.3 acre parcel it must be brought into conformance according to Article 20 of the Baldwin County Zoning Ordinance. The current building that fronts Hwy 181 doesn't meet the front yard setback of 30' and the 10' landscape buffer along 181 is not able to be met because of existing structures. Staff has informed the applicant of this issue and the applicant wishes to proceed with the application and try for a variance.

**(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 industrial for the subject property. This category provides for manufacturers of both durable and non-durable goods, institutional uses, commercial uses, recreational uses and transportation, communication and utility uses, as permitted in the Zoning Ordinance. 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 use should not detract from the public's convenience as the current use is commercial and there is currently commercial uses adjacent to this property. The proposed addition is allowed by right in the M-1 zoning.

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

The current use of the property is commercial, and the proposed building will also be commercial. Staff feels this should not decrease 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.**

The adjacent uses are commercial and agriculture. The proposed addition should not impose an excessive burden or have substantial negative impact on surrounding or adjacent uses.

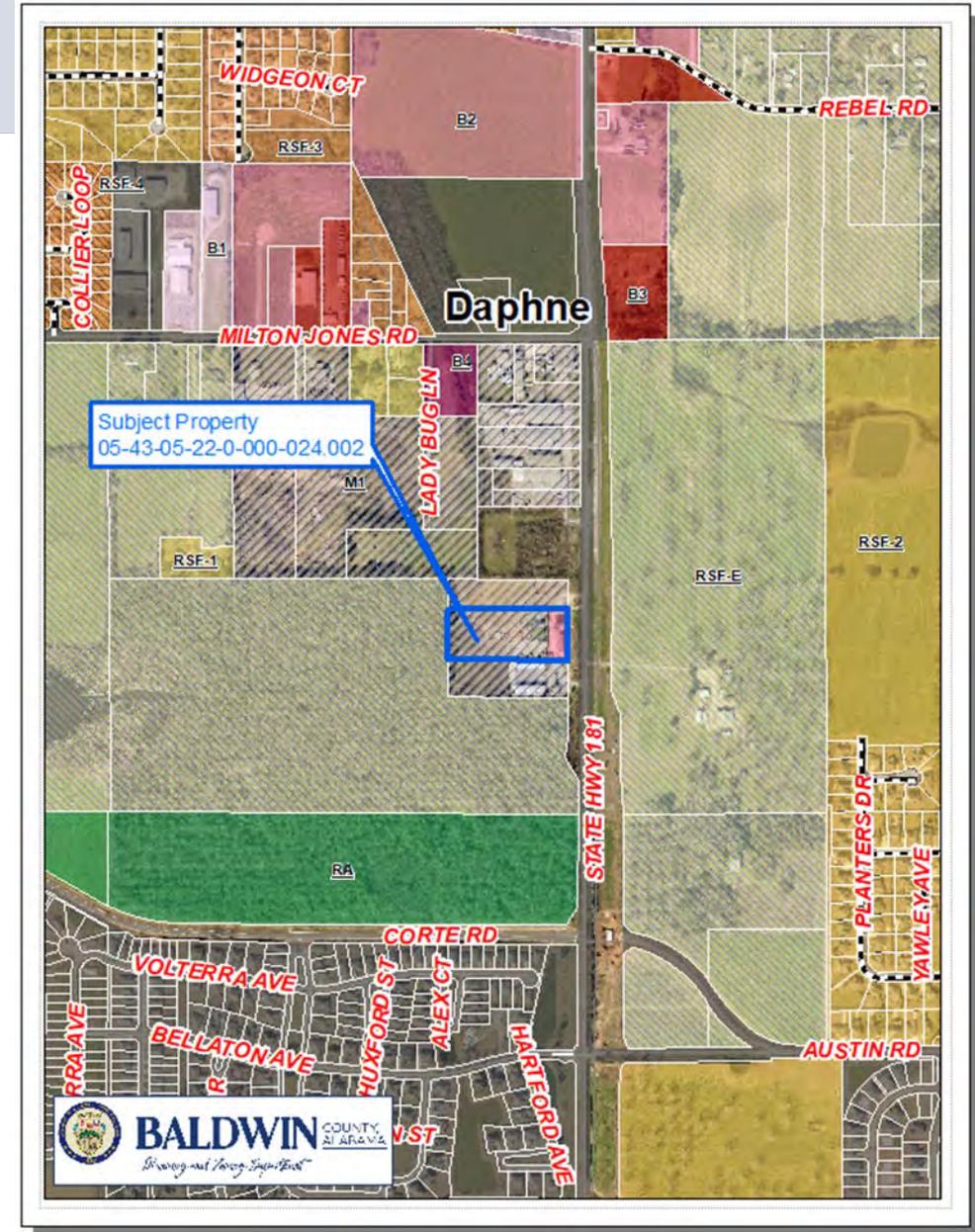
# CSP22-18 PERDUE PROPERTY

## COMMISSION SITE PLAN APPROVAL

- Staff's Summary and Comments:**

The subject property is currently zoned M-1, Light Industrial District and B-2, Neighborhood Business District. The adjacent properties include M-1, Light Industrial District and RSF-E, Residential Single Family Estate District. The Commission Site Plan Approval being requested is to allow for 2 storage facilities.

The B-2 zoned area and the current B-2 use is part of the 4.3 acre parcel and it must be brought into conformance according to Article 20 of the Baldwin County Zoning Ordinance. Staff has informed the applicant of this issue and the applicant wishes to proceed with the application and try for a variance.



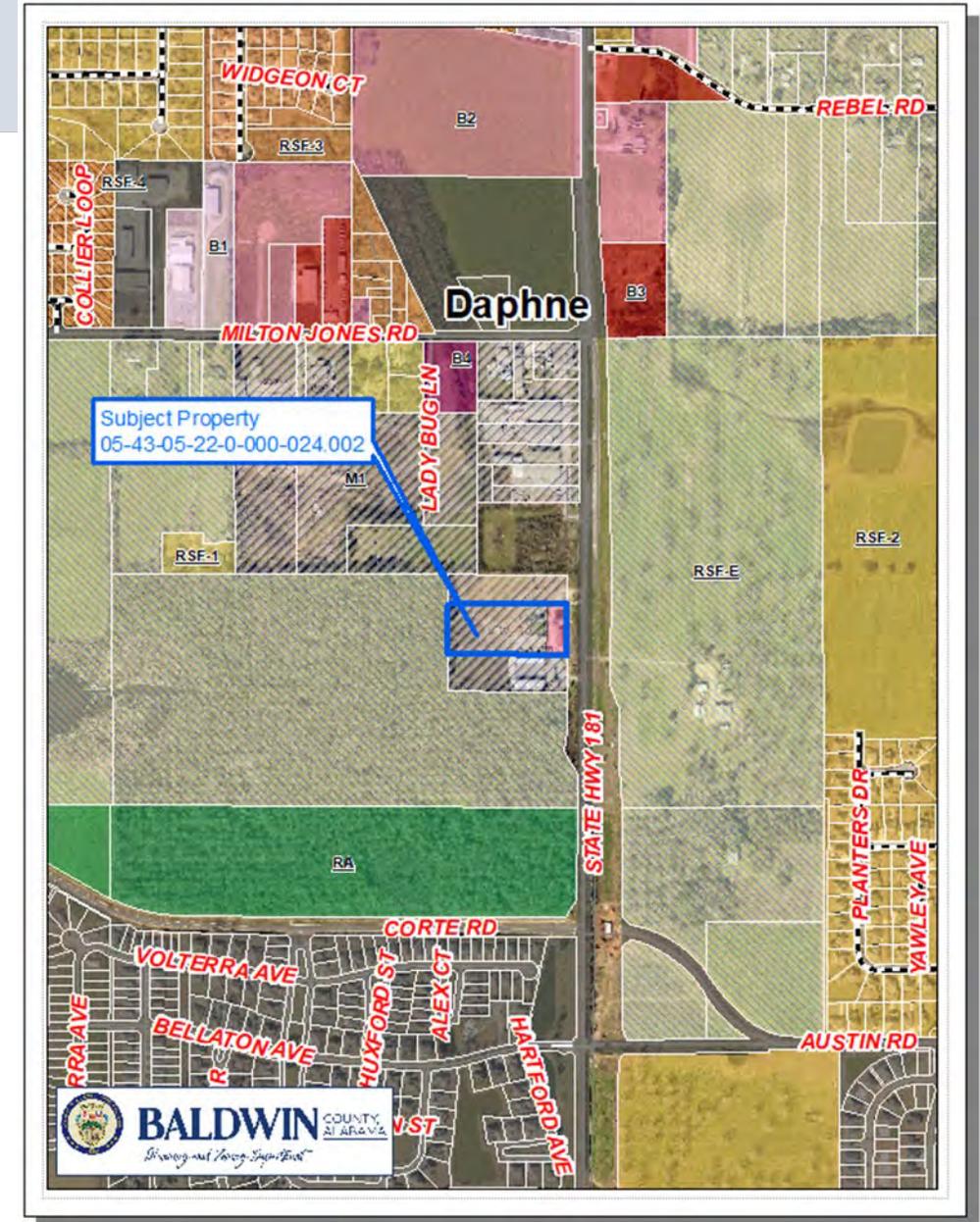
# CSP22-18 PERDUE PROPERTY

## COMMISSION SITE PLAN APPROVAL

Lead Staff: Celena Boykin, Senior Planner

As stated previously, the applicant is requesting Commission Site Plan Approval to allow for a storage facility. Staff recommends **Denial\*** because the whole parcel needs to be brought into conformance before the use on the subject property is intensified.

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





# BALDWIN COUNTY, ALABAMA

*Planning and Zoning Department*

## OLD BUSINESS REQUEST

AMENDMENTS/REVISIONS TO JULY 7, 2022 STAFF  
RECOMENDATION

CSP22-2 CIRCLE "K" CONVENIENCE STORE

## SEPTEMBER 1, 2022

PRESENTED BY: JOHN B. (BUFORD) KING, DEPUTY DIRECTOR

# 13.a) CSP22-2 CIRCLE "K" CONVENIENCE STORE

September 1, 2022, Request before the Planning Commission:

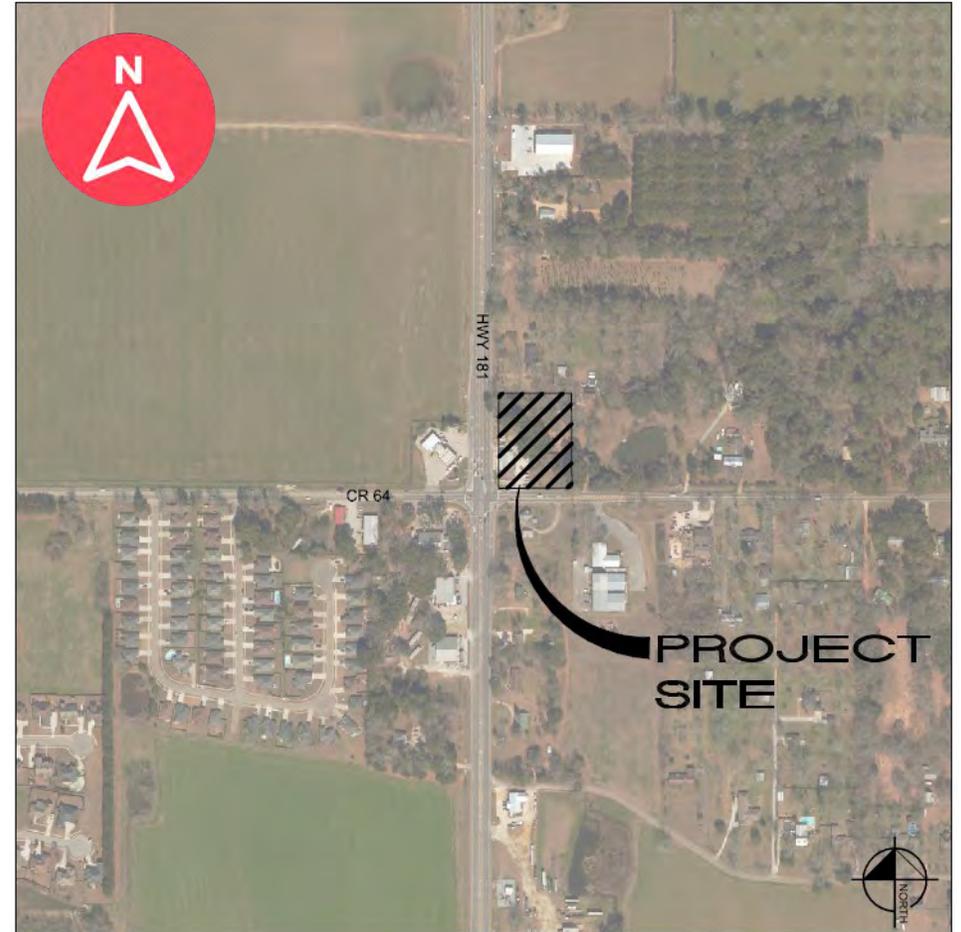
**Amendments and revisions to the staff recommendation related to a previously-approved Commission Site Plan (CSP) for the construction of a Circle "K" convenience store at the northeast intersection of County Road 64 and State Route 181 within Lot 1A of Simms-Foster Subdivision**

Staff Recommendation: **APPROVAL** with conditions

*Simms-Foster Subdivision, a re-subdivision of multiple parcels including Lot 1 Simms Orchard: Slide 2825-A recorded 3/21/2022*

To view public comments and supporting documents as well as maps/plats and all supporting documents in higher resolution please visit the "Upcoming Items" Planning and Zoning webpage:

<https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>



# CS22-2 CIRCLE "K" CONVENIENCE STORE – *property data*

## DEVELOPMENT INFORMATION

**Location:** Subject property is located at the northeast intersection of State Route 181 (SR181) and County Road 64 (CR64) within the Simms-Foster Subdivision approximately 4 miles south of Interstate Highway 10

**Planning District:** 15    **Planning Jurisdiction:** City of Daphne\*

\*The City of Daphne **does not review** site plans outside their corporate limits

**Zoning:** B3 General Business

**Total # of Lots:** 3 Lots    **Permit Jurisdiction:** Baldwin County

**Total Development Area:** 7.78 acres

- o Setbacks: CR64 - 50' SR181 - 42.5' North lot line – 25' East lot line - 25'

**Streets / Roads:** None for dedication to and AFM by Baldwin County

**Surveyor of Record:** David E. Diehl, PLS, *S.E. Civil Engineering & Surveying*

**Engineer of Record:** Connor Paton, PE, *Kimley-Horn and Associates, Inc.*

**Architect of Record:** Megan Largent, *RDC Collaborative*

**Landscape Architect of Record:** Matt Franko, *Kimley-Horn and Associates, Inc.*

**Owner / Developer (pending conveyance):** Daniel Smith (point of contact on behalf of owner) **Circle "K" Stores, Inc.** 2641 South Lawrence Street  
Montgomery, AL 36104 (214) 888-6923

## LOT 1A PROPERTY INFORMATION

**Online Case File Number:** The official case number for this application is CSP22-2, however, when searching the online CitizenServe database, please use CSP22-000002

**Total Property Area Under Consideration:** 1.94 acres (Lot 1A)

**Parcel:** 05-43-06-14-0-000-013.002 (Lot 1A)    **PIN:** 227353 (Lot 1A)

**Subdivision:** Slide 2825-A recorded 3/21/2022

**Number of Units:** 1 (single unit, single tenant convenience store building)

- o Impervious surfaces greater than 30% (35% requested) and a building floor area greater than 5,000sf (5,200sf requested) **triggers a Commission Site Plan review per section 18.9.2**

### Utility Providers:

- Water: Belforest Water System, Inc.
- Sewer: Baldwin County Sewer Service, LLC
- Electrical: Riviera Utilities                      Natural Gas: Daphne Utilities
- Phone: AT&T    Fiber Optic: Uniti Fiber
- Cable: Mediacom

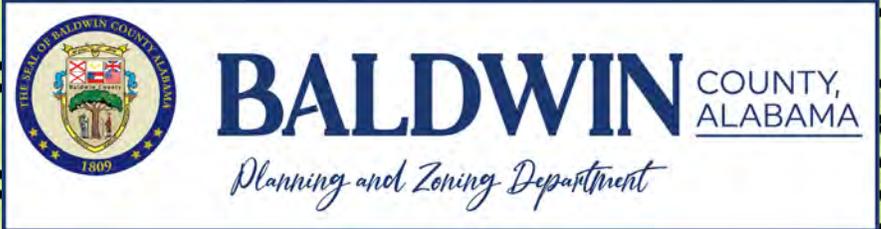
CITY OF DAPHNE  
CORPORATE LIMITS IN  
PURPLE

SR181

RIGSBY  
ROAD

SUBJECT PROPERTY  
05-43-06-14-0-000-013.002  
PIN 227353

CR64



CSP22-2 CR64/SR181 CIRCLE "K" VICINITY MAP  
PLANNING DISTRICT 15  
CITY OF DAPHNE PLANNING JURISDICTION  
BALDWIN COUNTY PERMIT JURISDICTION

SR181

SUBJECT PROPERTY  
05-43-06-14-0-000-013.002  
PIN 227353

RIGSBY ROAD

CR64



**BALDWIN** COUNTY, ALABAMA

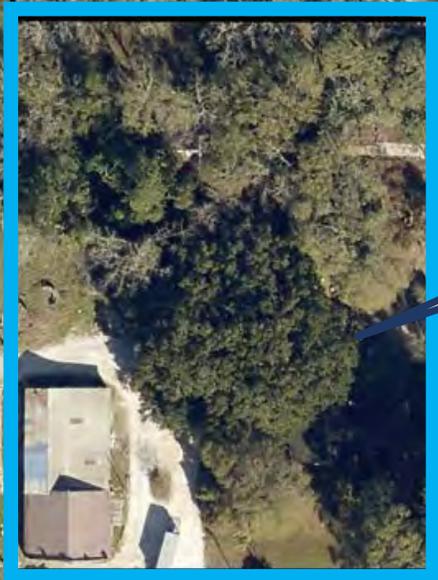
*Planning and Zoning Department*

**CSP22-2 CR64/SR181 CIRCLE "K" ZONING MAP**  
PLANNING DISTRICT 15  
CITY OF DAPHNE PLANNING JURISDICTION  
BALDWIN COUNTY PERMIT JURISDICTION

- Rural District (RR)
- Rural Agricultural District (RA)
- Conservation Resource District (CR)
- Residential Single Family Estate District (RSF-E)
- Residential Single Family District (RSF-1)
- Residential Single Family District (RSF-2)
- Residential Single Family District (RSF-3)
- Residential Single Family District (RSF-4)
- Residential Two Family District (RTF-4)
- Residential Single Family District (RSF-6)
- Residential Two Family District (RTF-6)
- Residential Multiple Family District (RMF-6)
- Residential Manufactured Housing Park District (RMH)
- Marine Recreation District (MR)
- Outdoor Recreation District (OR)
- Tourist Resort District (TR)
- Recreational Vehicle Park District (RV-1)
- Recreational Vehicle Park District (RV-2)
- Professional Business District (B-1)
- Neighborhood Business District (B-2)
- General Business District (B-3)
- Major Commercial District (B-4)
- Limited Business District (LB)
- Light Industrial District (M-1)
- General Industrial District (M-2)
- Moratorium District

15

SR181



SUBJECT PROPERTY  
05-43-06-14-0-000-013.002  
PIN 227353

CR64

CSP22-2 CR64/SR181 CIRCLE "K" AERIAL SITE MAP  
PLANNING DISTRICT 15  
CITY OF DAPHNE PLANNING JURISDICTION  
BALDWIN COUNTY PERMIT JURISDICTION



**BALDWIN** COUNTY, ALABAMA  
*Planning and Zoning Department*



**CERTIFICATE OF APPROVAL BY BELFOREST WATER SYSTEM (WATER)**

THE UNDERSIGNED, AS AUTHORIZED BY BELFOREST WATER SYSTEM HEREBY APPROVES THE WATER PLAN FOR THE RECORDING OF SAME IN THE PUBLIC OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 21<sup>ST</sup> DAY OF MARCH 2022.

*Cheryl W. Alvarez*  
AUTHORIZED REPRESENTATIVE

**CERTIFICATE OF APPROVAL BY BALDWIN COUNTY SEWER SERVICE (SEWER)**

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY SEWER SERVICE HEREBY APPROVES THE SEWER PLAN FOR THE RECORDING OF SAME IN THE PUBLIC OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 21<sup>ST</sup> DAY OF MARCH 2022.

*Cheryl W. Alvarez*  
AUTHORIZED REPRESENTATIVE

**CERTIFICATE OF APPROVAL BY RIVERA UTILITIES (ELECTRIC)**

THE UNDERSIGNED, AS AUTHORIZED BY RIVERA UTILITIES HEREBY APPROVES THE RIVERA PLAN FOR THE RECORDING OF SAME IN THE PUBLIC OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 21<sup>ST</sup> DAY OF MARCH 2022.

*Cheryl W. Alvarez*  
AUTHORIZED REPRESENTATIVE

**CERTIFICATION OF OWNERSHIP AND DEDICATION:**

I, THE UNDERSIGNED, AS OWNER OF THE LAND SHOWN ON THE MAP HEREBY DEDICATE TO THE PUBLIC THE RIGHTS AND INTERESTS IN SAID LAND AS SHOWN ON SAID PLAN FOR THE USE AND PURPOSES SET FORTH HEREIN.

DATED THIS 21<sup>ST</sup> DAY OF MARCH 2022  
*Cheryl W. Alvarez*  
OWNER

**CERTIFICATION BY NOTARY PUBLIC:**

I, *Cheryl W. Alvarez*, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT I AM A NOTARY PUBLIC IN THE STATE OF ALABAMA AND THAT I AM A MEMBER IN GOOD STANDING OF THE NATIONAL ASSOCIATION OF NOTARY PUBLICS.

DATED THIS 21<sup>ST</sup> DAY OF MARCH 2022  
*Cheryl W. Alvarez*  
NOTARY PUBLIC

**CERTIFICATION OF OWNERSHIP AND DEDICATION:**

I, THE UNDERSIGNED, AS OWNER OF THE LAND SHOWN ON THE MAP HEREBY DEDICATE TO THE PUBLIC THE RIGHTS AND INTERESTS IN SAID LAND AS SHOWN ON SAID PLAN FOR THE USE AND PURPOSES SET FORTH HEREIN.

DATED THIS 31<sup>ST</sup> DAY OF MARCH 2022  
*Abby Gibson*  
OWNER

**CERTIFICATION BY NOTARY PUBLIC:**

I, *Abby Gibson*, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT I AM A NOTARY PUBLIC IN THE STATE OF ALABAMA AND THAT I AM A MEMBER IN GOOD STANDING OF THE NATIONAL ASSOCIATION OF NOTARY PUBLICS.

DATED THIS 31<sup>ST</sup> DAY OF MARCH 2022  
*Abby Gibson*  
NOTARY PUBLIC

**CERTIFICATION OF OWNERSHIP AND DEDICATION:**

I, THE UNDERSIGNED, AS OWNER OF THE LAND SHOWN ON THE MAP HEREBY DEDICATE TO THE PUBLIC THE RIGHTS AND INTERESTS IN SAID LAND AS SHOWN ON SAID PLAN FOR THE USE AND PURPOSES SET FORTH HEREIN.

DATED THIS 3<sup>RD</sup> DAY OF MARCH 2022  
*Mildred Foster*  
OWNER

**CERTIFICATION BY NOTARY PUBLIC:**

I, *Mildred Foster*, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT I AM A NOTARY PUBLIC IN THE STATE OF ALABAMA AND THAT I AM A MEMBER IN GOOD STANDING OF THE NATIONAL ASSOCIATION OF NOTARY PUBLICS.

DATED THIS 3<sup>RD</sup> DAY OF MARCH 2022  
*Mildred Foster*  
NOTARY PUBLIC

**SURVEYOR'S NOTES:**

- 1. THE SURVEY WAS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.
- 2. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A MEMBER IN GOOD STANDING OF THE NATIONAL ASSOCIATION OF PROFESSIONAL SURVEYORS.
- 3. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A MEMBER IN GOOD STANDING OF THE NATIONAL ASSOCIATION OF PROFESSIONAL SURVEYORS.
- 4. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A MEMBER IN GOOD STANDING OF THE NATIONAL ASSOCIATION OF PROFESSIONAL SURVEYORS.
- 5. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A MEMBER IN GOOD STANDING OF THE NATIONAL ASSOCIATION OF PROFESSIONAL SURVEYORS.
- 6. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A MEMBER IN GOOD STANDING OF THE NATIONAL ASSOCIATION OF PROFESSIONAL SURVEYORS.
- 7. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A MEMBER IN GOOD STANDING OF THE NATIONAL ASSOCIATION OF PROFESSIONAL SURVEYORS.
- 8. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A MEMBER IN GOOD STANDING OF THE NATIONAL ASSOCIATION OF PROFESSIONAL SURVEYORS.
- 9. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A MEMBER IN GOOD STANDING OF THE NATIONAL ASSOCIATION OF PROFESSIONAL SURVEYORS.
- 10. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A MEMBER IN GOOD STANDING OF THE NATIONAL ASSOCIATION OF PROFESSIONAL SURVEYORS.

**GENERAL NOTE:**

BEFORE ANYTHING IS DONE ON THIS SURVEY, THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE SURVEY IS FOR THE PURPOSES OF THE SUBDIVISION OF SAID LAND AS SHOWN ON SAID PLAN.

**FLOOD STATEMENT**

THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE SURVEY IS FOR THE PURPOSES OF THE SUBDIVISION OF SAID LAND AS SHOWN ON SAID PLAN.

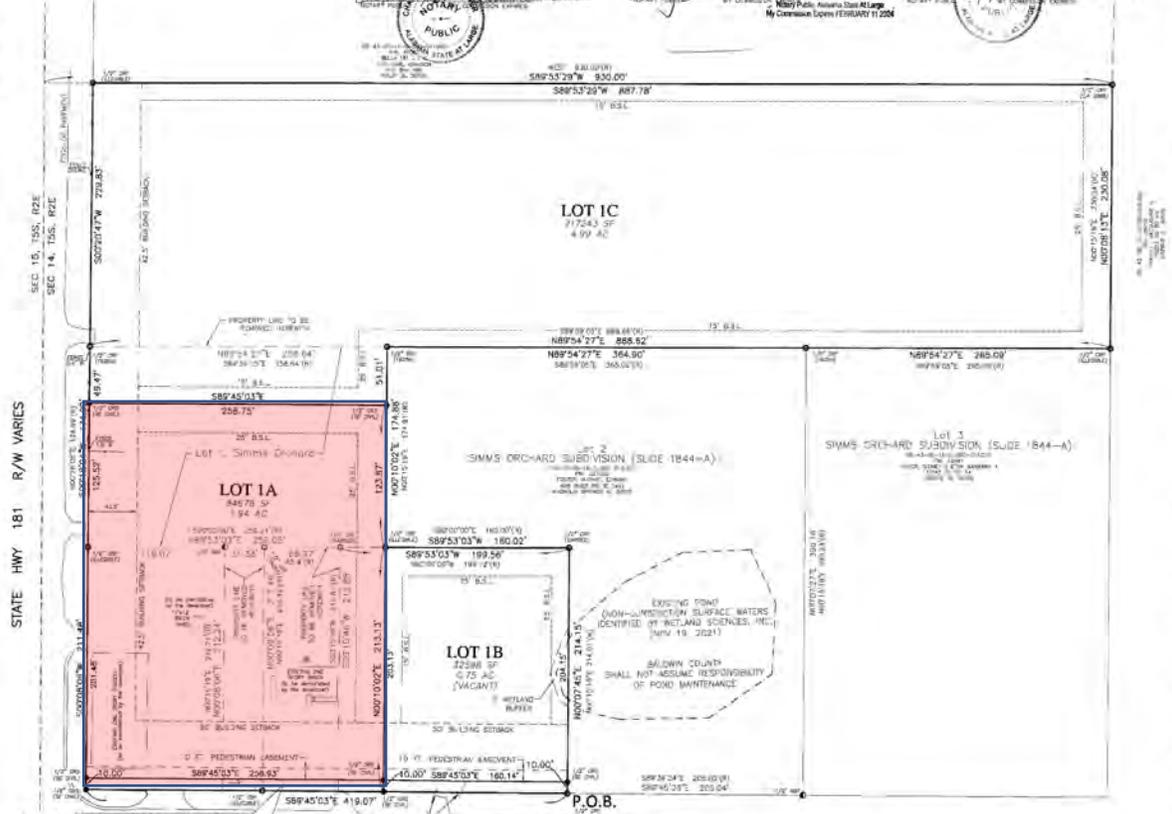
**SURVEYOR'S CERTIFICATE**

I, THE UNDERSIGNED, AS SURVEYOR OF THE SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.



Vicinity Map  
1 Inch = 1 Mile

**CSP22-2 CR64/SR181 CIRCLE "K"  
SLIDE 2825-A RECORDED 3/21/2022  
SUBJECT PROPERTY IN "RED"**



**DESCRIPTION COMPILED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY**

DATE: 03-01-2022



Planning Dist: 15  
Zoning: R-3  
Total Area: 7.78 acres  
Total Lots: 3  
Smallest Lot: 32,598 SF  
Largest Lot: 217,245 SF  
Street Length: N/A

**CERTIFICATE OF APPROVAL FOR RECORDING**

I, THE UNDERSIGNED, AS DIRECTOR OF ECONOMIC DEVELOPMENT HEREBY APPROVE THE SUBDIVISION OF SAID LAND AS SHOWN ON SAID PLAN FOR THE RECORDING OF SAME IN THE PUBLIC OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 21<sup>ST</sup> DAY OF MARCH 2022.

*Matthew Brown*  
DIRECTOR

**CERTIFICATE OF THE BALDWIN COUNTY PLANNING DIRECTOR**

THE UNDERSIGNED, AS DIRECTOR OF THE BALDWIN COUNTY PLANNING AND ZONING DEPARTMENT HEREBY APPROVES THE SUBDIVISION OF SAID LAND AS SHOWN ON SAID PLAN FOR THE RECORDING OF SAME IN THE PUBLIC OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 21<sup>ST</sup> DAY OF MARCH 2022.

*Matthew Brown*  
DIRECTOR

**CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER**

THE UNDERSIGNED, AS COUNTY ENGINEER HEREBY APPROVES THE SUBDIVISION OF SAID LAND AS SHOWN ON SAID PLAN FOR THE RECORDING OF SAME IN THE PUBLIC OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 21<sup>ST</sup> DAY OF MARCH 2022.

*Matthew Brown*  
COUNTY ENGINEER

**CERTIFICATE OF APPROVAL BY AT&T ADDRESSING**

THE UNDERSIGNED, AS AUTHORIZED BY AT&T HEREBY APPROVES THE ADDRESSING PLAN FOR THE RECORDING OF SAME IN THE PUBLIC OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 21<sup>ST</sup> DAY OF MARCH 2022.

*Cheryl W. Alvarez*  
AUTHORIZED REPRESENTATIVE

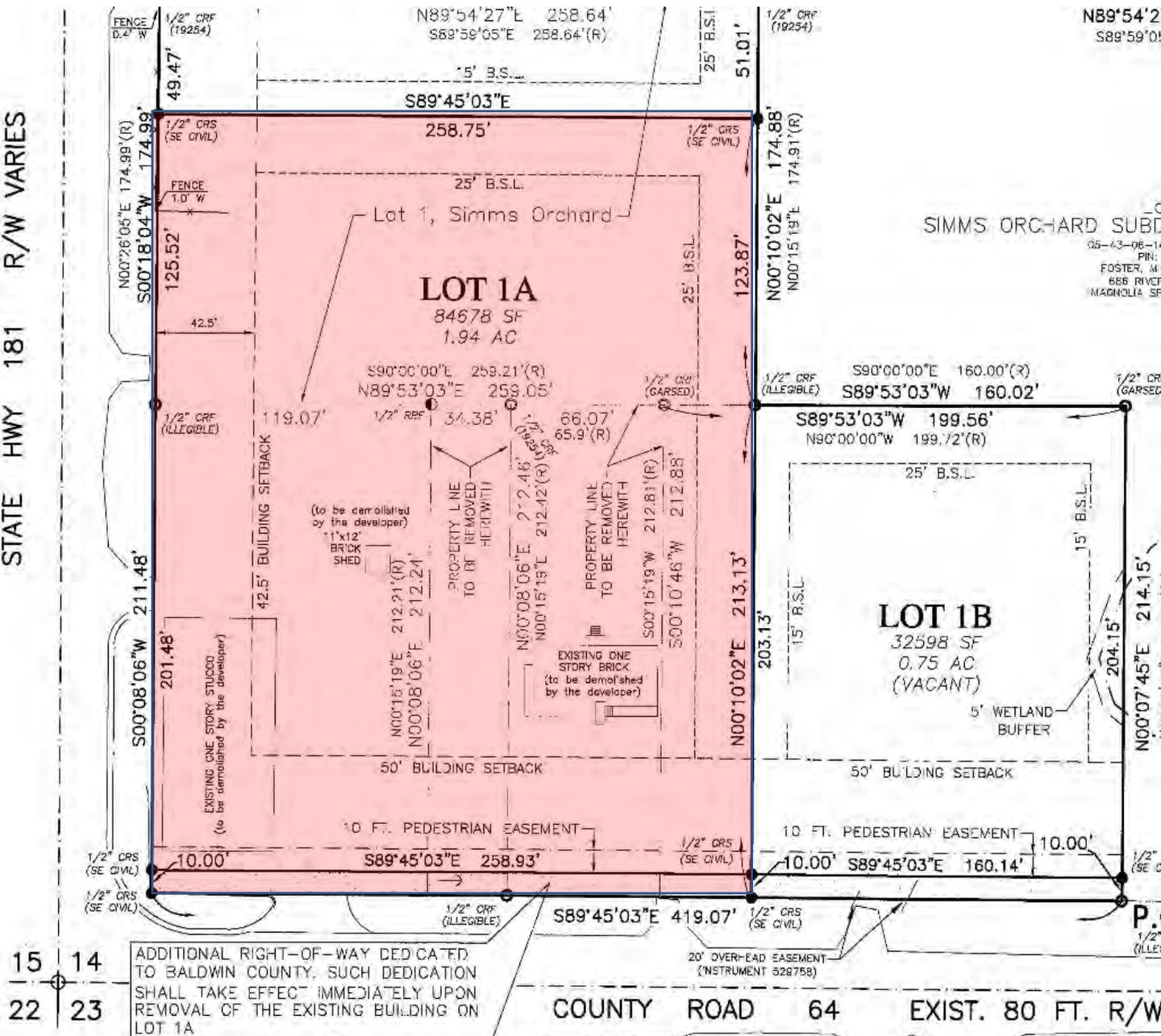
**SIMMS-FOSTER SUBDIVISION**

A RESUBDIVISION OF MULTIPLE PARCELS, INCLUDING LOT 1, SIMMS ORCHARD, AS RECORDED AT SLIDE 1844-A

**S.E. Civil**  
Engineering & Surveying  
1400 WINDSOR ROAD  
FARMERSVILLE, AL 36526  
(251) 999-4344



STATE HWY 181 R/W VARIES



**CSP22-2 CR64/SR181 CIRCLE "K"  
SLIDE 2825-A RECORDED 3/21/2022  
ENLARGED TO SHOW LOT 1A DETAILS  
SUBJECT PROPERTY IN "RED"**



Adjoining Property To The East  
05-43-06-14-0-000-014.003  
PIN 251658



Property Across Hwy 181 (West of Subject Property)  
05-43-05-15-0-000-061.001  
PIN 307146



Property Across Co Rd 64  
(South of Subject Property)  
05-43-06-23-0-000-017.000  
PIN 624323



## COMMISSION SITE PLAN (CSP) COMPATIBILITY CRITERIA PROMULGATED BY ARTICLE 18, SECTION 18.9.1 THROUGH 18.9.5(e) OF THE BALDWIN COUNTY ZONING ORDINANCE

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 by the Site Plan Approval process in a particular zoning district; however, the county reserves full authority to deny any request for 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.

18.9.2 *Applicable Uses.* In addition to the uses specified for the individual zoning designations, a Commission Site Plan Approval is required for all development which meets the sub criteria described in the full text of the zoning ordinance.

18.9.3 *Application Procedure* – The procedures required to submit an application are included in the full text of the zoning ordinance.

18.9.4 *Submission Requirements* – the various requirements of section 18.9.5, below, are used for the compatibility analysis.

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

18.9.5(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.

## STAFF COMMENTS - COMMISSION SITE PLAN (CSP) COMPATIBILITY CRITERIA PROMULGATED BY ARTICLE 18, SECTION 18.9.1 THROUGH 18.9.5(e) OF THE BALDWIN COUNTY ZONING ORDINANCE

18.9.2 Staff Comments: *The size of the proposed new building (approximately 5,200sf) and 35% impervious area (noted on the plans) trigger the requirement for a Commission Site Plan (CSP). Further, the proximity to property used as residential likely triggers the requirement for a CSP.*

18.9.5(a) Staff Comments: *The requested site plan appears to contain a convenience store, or "C-store" or as described in the Baldwin County Zoning Ordinance, an "Auto Convenience Market" which is an allowable use for B-3, General Business District Zoning, which is the current zoning of subject property and is also the current zoning of several adjoining and nearby properties.*

18.9.5(b) Staff Comments: *The existing Baldwin County Master Plan, adopted October 1, 2013, states the following about the Eastern Shore area of Baldwin County: "The Eastern Shore of Mobile Bay is comprised of Fairhope, Daphne, Spanish Fort and surrounding areas, including Montrose, Point Clear and Belforest. It is known for beautiful landscapes and access to the Mobile Bay and River Delta. In addition, these areas have developed as a bedroom community for employment in Mobile, Alabama, with the suburban services which accompany this demographic. The Eastern Shore is pursuing new growth opportunities in education, medicine, healthcare, technology, CGI and movie production, industry and aerospace opportunities. However, this community has a strong sense of identity and care for its environment and landscape and will not be willing to significantly compromise for the benefit of growth itself. Growth on the Eastern Shore will need to characteristically fit with its history". The existing comprehensive plan provides no specific guidance or direction for subject property or areas surrounding subject property and thus staff defers to the current zoning of the subject property and surrounding properties for compatibility purposes and thus considers the CSP application in compliance with this section by virtue of complying with current zoning.*

*18.9.5(a) Staff Comments: The requested site plan appears to contain a convenience store, or "C-store" or as described in the Baldwin County Zoning Ordinance, an "Auto Convenience Market" which is an allowable use for B-3, General Business District Zoning, which is the current zoning of subject property and is also the current zoning of several adjoining and nearby properties.*

*Shore will need to characteristically fit with its history". The existing comprehensive plan provides no specific guidance or direction for subject property or areas surrounding subject property and thus staff defers to the current zoning of the subject property and surrounding properties for compatibility purposes and thus considers the CSP application in compliance with this section by virtue of complying with current zoning.*

# CSP22-2 CIRCLE "K" SR181 & CR64 – compatibility analysis

## COMMISSION SITE PLAN (CSP) COMPATIBILITY CRITERIA PROMULGATED BY ARTICLE 18, SECTION 18.9.1 THROUGH 18.9.5(e) OF THE BALDWIN COUNTY ZONING ORDINANCE

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

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

18.9.5(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

Planning Jurisdiction Supplemental Comments: *Subject property exists within the planning jurisdiction of the City of Daphne. However, City of Daphne Staff has indicated in various correspondence that City of Daphne Community Development does not review commercial site plans in the Daphne Planning Jurisdiction.*

## STAFF COMMENTS - COMMISSION SITE PLAN (CSP) COMPATIBILITY CRITERIA

18.9.5(c) Staff Comments: *Subject property, as well as PIN 38746 to the north, PIN 251658 to the east, PIN 62423 to the south, PIN 44040 to the southwest, and PIN 393 to the northwest are all zoned B-3 General Business District. Further, PIN 307146 to the west is zoned B4 Major Commercial District. PIN 307146 contains an existing "Auto Convenience Market" similar to the proposed development on subject property. PIN 44040 contains a business that may be classified as a "Fruit and produce store" or a "Farmer's market / truck crops" with B3 zoning. Staff is aware that PIN 62423 may be the location of a proposed "Auto Convenience Market" based upon signage placed on the property. CR64 and SR181 are both minor arterial roadways where the types of uses allowed by the zoning classifications at this intersection are typical for an area with higher-capacity roadways. As a result, staff believes the proposed use appears to be consistent with the community welfare and does not believe the use will detract from the public's convenience at the specific location.*

18.9.5(d) Staff Comments: *As mentioned elsewhere in this review, CR64 and SR181 are both minor arterial roadways where the types of uses allowed by the zoning classifications at this intersection are typical for an area with higher-capacity roadways. Staff is not aware of any data or information that indicates the proposed use will decrease the value of neighboring properties.*

18.9.5(e) Staff Comments: *As mentioned elsewhere in this review, CR64 and SR181 are both minor arterial roadways where the types of uses allowed by the zoning classifications at this intersection are typical for an area with higher-capacity roadways. Any development within the properties comprising this intersection almost certainly will require a Commission Site Plan (CSP) review process as well as possibly requiring traffic studies to be reviewed by the Baldwin County Highway Department and ALDOT, as well turnout permits reviewed by the Baldwin County Highway Department and ALDOT. As a result, the improvements required by subject application and any additional improvements required by future developments are a matter of professional review by various engineers and both Baldwin County and ALDOT staff. As a result, staff does not believe the requested use will be incompatible with the surrounding area and will not impose an excessive burden or have substantial negative impact on surrounding or adjacent uses or on community facilities or services.*

is zoned B4 Major Commercial District. PIN 307146 contains an existing "Auto Convenience Market" similar to the proposed development on subject property. PIN 44040 contains a business that may be classified as a "Fruit and produce store" or a "Farmer's market / truck crops" with B3 zoning. Staff is aware that PIN 62423 may be the location of a proposed "Auto Convenience Market" based upon signage placed on the property. CR64 and SR181 are both minor arterial roadways where the types of uses allowed by the zoning classifications at this intersection are typical for an area with higher-capacity roadways. As a result, staff believes the proposed use appears to be consistent with the community welfare and does not believe the use will detract from the public's convenience at the specific location.

Planning Jurisdiction Supplemental Comments: Subject property exists within the planning jurisdiction of the City of Daphne. However, City of Daphne Staff has indicated in various correspondence that City of Daphne Community Development does not review commercial site plans in the Daphne Planning Jurisdiction.

**CSP22-2 CR64/SR181 CIRCLE "K" STORE EXTERIOR ELEVATIONS**



**1 FRONT ELEVATION (SOUTH)**  
SCALE: 3/16" = 1'-0"



**2 BACK ELEVATION (NORTH)**  
SCALE: 3/16" = 1'-0"



**3 SIDE ELEVATION (EAST)**  
SCALE: 3/16" = 1'-0"



**4 SIDE ELEVATION (WEST)**  
SCALE: 3/16" = 1'-0"

**GreenbergFarrow**  
30 Executive Park, Suite 100  
Irvine, CA 92614

**CIRCLE K STORES INC.**  
1130 W. Warner Road, Building B  
Tempe, Arizona 85284  
T: (602) 728-4850 F: (602) 307-4850

**LAND DEVELOPMENT CONSULTANTS, LLC**  
11811 N. Tatum Blvd. Ste. 1051  
Phoenix, Arizona 85028  
Phone: (602) 850-8101; Fax: (602) 997-9807

**CIRCLE K**  
PROJECT ADDRESS  
CITY, STATE  
PROJECT NUMBER

**BUILDING EXTERIOR ELEVATIONS - 5200**  
SCALE: AS NOTED  
**A-2**

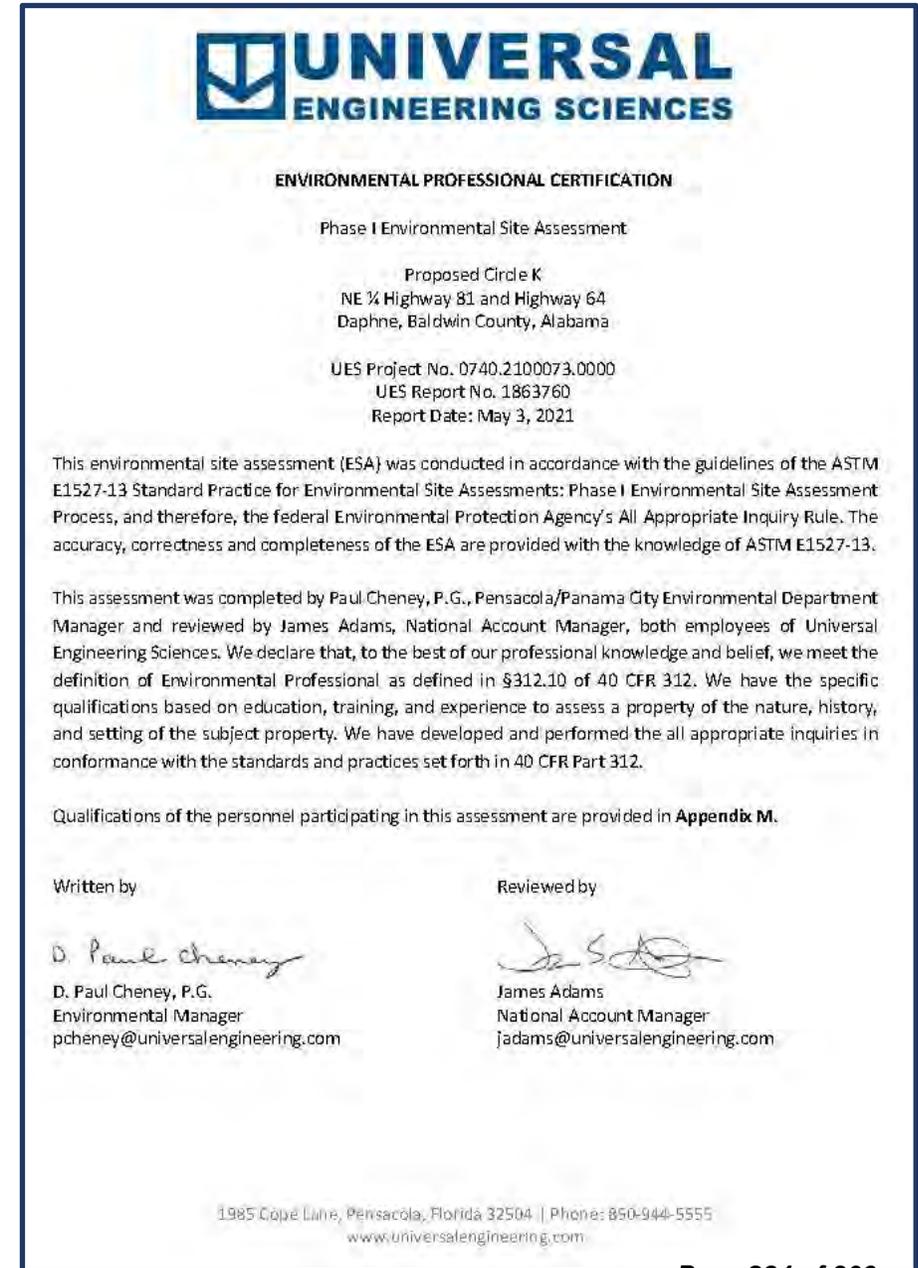
06/10/20



# CSP22-2 CIRCLE "K" CONVENIENCE STORE – *staff comments*

Natural Resource Planner Ashley Campbell assisted with the environmental review of the CSP application due to the possible presence of Underground Storage Tanks (USTs) associated with a former retail store on the property that sold fuel

- A Phase I Environmental Assessment was performed by Universal Engineering Services
  - No existing USTs were observed on the site by UES
  - A separate geotechnical investigation was performed by UES (soil borings) and it is presumed if USTs were discovered they would be noted in one of the reports



# CSP22-2 CIRCLE "K" CONVENIENCE STORE – *staff comments*

## 5.3.11 Storage Tanks

No evidence of USTs or ASTs was observed at the time of the UES' site reconnaissance



### ENVIRONMENTAL PROFESSIONAL CERTIFICATION

Phase I Environmental Site Assessment

Proposed Circle K  
NE ¼ Highway 81 and Highway 64  
Daphne, Baldwin County, Alabama

UES Project No. 0740.2100073.0000  
UES Report No. 1863760  
Report Date: May 3, 2021

This environmental site assessment (ESA) was conducted in accordance with the guidelines of the ASTM E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, and therefore, the federal Environmental Protection Agency's All Appropriate Inquiry Rule. The accuracy, correctness and completeness of the ESA are provided with the knowledge of ASTM E1527-13.

This assessment was completed by Paul Cheney, P.G., Pensacola/Panama City Environmental Department Manager and reviewed by James Adams, National Account Manager, both employees of Universal Engineering Sciences. We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Qualifications of the personnel participating in this assessment are provided in **Appendix M**.

Written by

D. Paul Cheney, P.G.  
Environmental Manager  
pcheney@universalengineering.com

Reviewed by

James Adams  
National Account Manager  
jadams@universalengineering.com

# CSP22-2 CIRCLE "K" CONVENIENCE STORE

## Staff Comments

If it is the pleasure of the Baldwin County Planning and Zoning Commission to approve subject application, conditions of approval will include submission of the following permits prior to issuance of the CSP approval by staff:

- ADEM Underground Storage Tank (UST) permit(s) for the new fuel tanks
- If existing USTs are discovered on site, the CSP will be temporarily-suspended until any existing USTs are remediated to ADEM requirements



**PHASE I ENVIRONMENTAL SITE ASSESSMENT**  
Conducted on  
  
Proposed Circle K  
NE ¼ Highway 81 and Highway 64  
Daphne, Baldwin County, Alabama  
UES Project No. 0740.2100073.0000  
UES Report No. 1863760  
  
Report Date: May 3, 2021



*Prepared for:*  
Chaffer Construction, LLC and Circle K Stores, Inc.  
3802 Corporex Park Drive, Suite 200  
Tampa, Florida 33619  
Attention: Mr. Bryan Ridgley

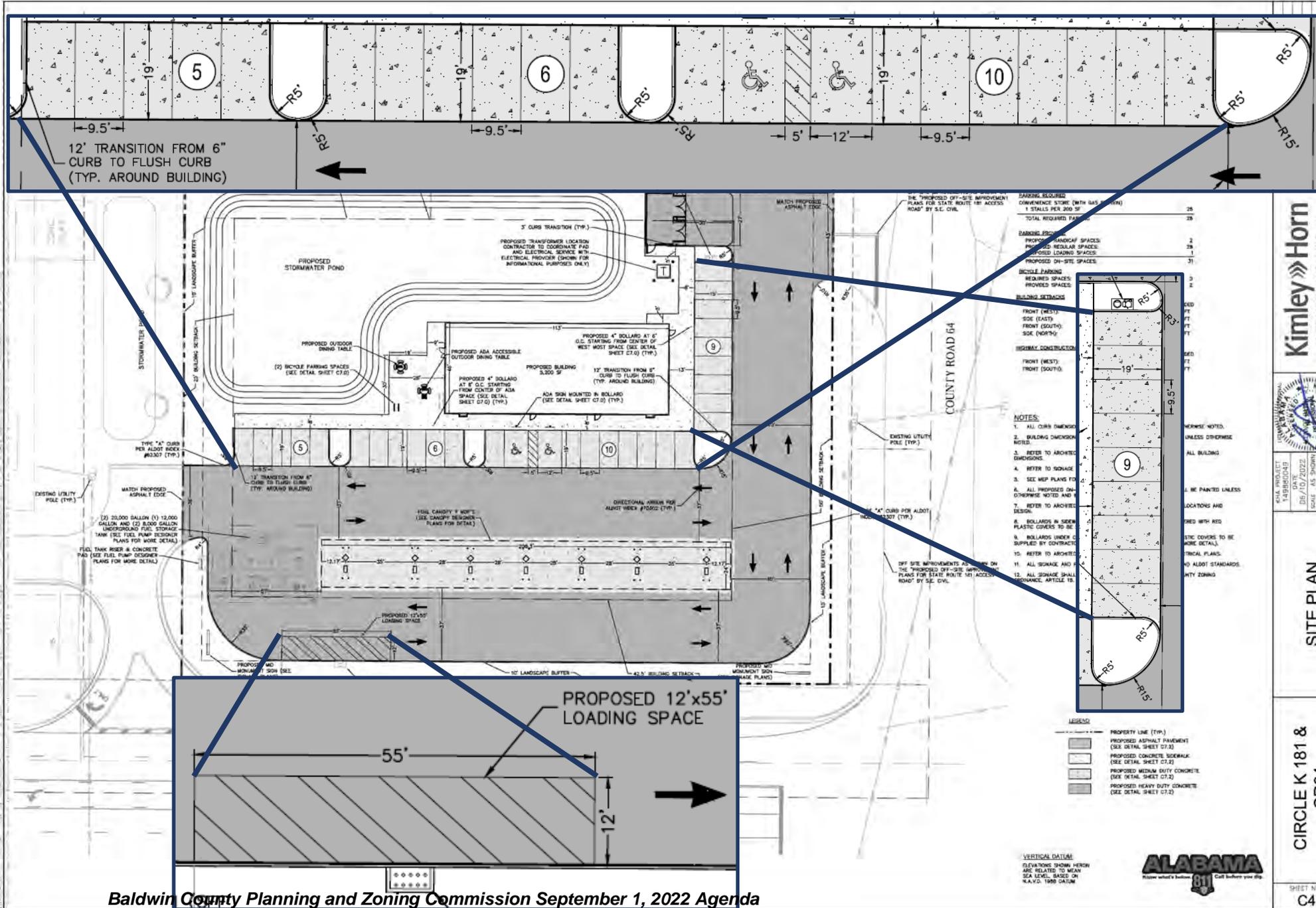
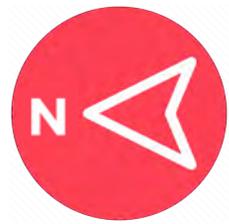
*Prepared by:*  
Universal Engineering Sciences  
1985 Cope Lane  
Pensacola, Florida 32504  
(850) 944-5555  
[www.UniversalEngineering.com](http://www.UniversalEngineering.com)

Atlanta, GA  
Chantilly, VA  
Charlotte, NC  
Daytona, FL  
Fort Myers, FL  
Fort Pierce, FL  
Gainesville, FL

Jacksonville, FL  
Miami, FL  
Ocala, FL  
Orlando, FL  
Palm Coast, FL  
Panama City, FL  
Pensacola, FL

Rockledge, FL  
Sarasota, FL  
St. Petersburg, FL  
Tampa, FL  
Tifton, GA  
West Palm Beach, FL





**CSP22-2 CR64/SR181  
CIRCLE "K" STORE  
OVERALL SITE PLAN**

**PARKING  
REQUIREMENTS**

- 26 SPACES (15.2.4)
- 30 PROPOSED

**OFF-STREET LOADING  
AND UNLOADING  
SPACE (15.3.7)**

- 12' x 55' REQUIRED
- 12' x 55' PROPOSED

**Kimley Horn**  
 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
 420 NORTH GOTHAM AVENUE, SUITE 2700  
 HOUSTON, TEXAS 77002  
 PHONE: 281-556-1844  
 WWW.KIMLEY-HORN.COM REGISTRY NO. 004-#111

**SITE PLAN**

**CIRCLE K 181 & CR64**

ALABAMA  
BALDWIN COUNTY

SHEET NUMBER  
C4.0

# CSP22-2 CIRCLE "K" CONVENIENCE STORE

## Staff Comments

Weesie Jeffords of the Baldwin County Highway Department reviewed the drainage system, erosion and sediment control plan, and traffic study for the proposed convenience store

- The drainage system, erosion & sediment control plan, and traffic study were acceptable in terms of review by Baldwin County staff
- The CR64 turnout permit cover letter from Baldwin County Highway Department is at right
- ALDOT review of offsite improvements is addressed on subsequent slides

*Baldwin County Planning and Zoning Commission September 1, 2022 Agenda*



**BALDWIN COUNTY**  
HIGHWAY DEPARTMENT  
P.O. Box 220  
SILVERHILL, ALABAMA 36576  
TELEPHONE: (251) 937-0371  
FAX: (251) 937-0201

JOEY NUNNALLY, P.E.  
COUNTY ENGINEER

May 11, 2022

SE Civil Engineering and Surveying  
9969 Windmill Road  
Fairhope, AL 36532

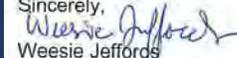
**Subject: TO-22008 – Commercial Turn-Out Permit onto County Road 64**

Attached hereto is a permit issued to SE Civil Engineering and Surveying to construct a turnouts onto **County Road 64** for Circle K at parcel number 05-43-06-14-0-000-014.001. The following requirements should be noted:

1. You are responsible for any damage done to the county roadway and/or ditch as a result of this construction and use.
2. You are responsible to re-vegetate all disturbed areas on the County right-of-way.
3. You are required to construct the drainage pipes and/or driveways so that storm water will not stand on the County right-of-way.
4. Any driveways installed are subject to removal if done in a manner that is unsafe or unacceptable to the County Engineer.
5. Chapter 6 of the MUTCD must be followed for traffic control.
6. For paved County Roads, only asphalt is to be used for the first 5'-0" from the edge of existing pavement. At that point, the material can transition to concrete or other material equal to or greater than asphalt.
7. A line locate shall be called in before any work is done in the County right-of-way.
8. You are responsible for making sure there is 1 (one) foot of cover on all pipes.

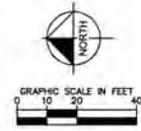
You are required to contact the county inspector John Lundy at 251-202-1693 prior to beginning work in the right-of-way. Please feel free to give us a call if you have any questions.

Sincerely,

  
Weesie Jeffords  
Permit / Subdivision Manager

Cc: John Lundy, Inspector  
Area 200 Maintenance Supervisor  
File





STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
SI-1	TYPE "C" INLET PER ADOPT ROCK #2111, #2112 TOP: 153.00 M. INV IN: 147.21 (18" RCP)
SI-2	TYPE "C" INLET PER ADOPT ROCK #2111, #2112 TOP: 153.40 M. INV IN: 148.80 (24" HDPE)
SI-3	TYPE "C" INLET PER ADOPT ROCK #2111, #2112 TOP: 153.18 E. INV OUT: 150.80 (24" RCP)
D-1	TYPE "E" INLET PER ADOPT INDEX #2318 TOP: 154.04 M. INV IN: 151.88 (18" HDPE)
D-2	TYPE "E" INLET PER ADOPT INDEX #2318 TOP: 153.18 S. INV IN: 150.08 (24" HDPE) E. INV OUT: 150.08 (24" HDPE)
D-3	TYPE "E" INLET PER ADOPT INDEX #2318 TOP: 154.89 M. INV IN: 151.83 (18" HDPE) E. INV IN: 151.32 (18" HDPE) M. INV OUT: 150.80 (24" HDPE)
D-4	TYPE "E" MANHOLE PER ADOPT INDEX #2318, #2317 TOP: 153.18 S. INV IN: 148.63 (18" HDPE) E. INV OUT: 148.03 (18" RCP)
D-5	TYPE "E" INLET PER ADOPT INDEX #2318 TOP: 153.78 M. INV IN: 148.25 (18" HDPE)
D-6	TYPE "E" INLET PER ADOPT INDEX #2318 TOP: 153.18 E. INV OUT: 152.12 (18" HDPE)
D-7	TYPE "E" MANHOLE PER ADOPT INDEX #2318, #2317 TOP: 153.89 M. INV IN: 148.52 (18" RCP) S. INV OUT: 148.03 (18" RCP)

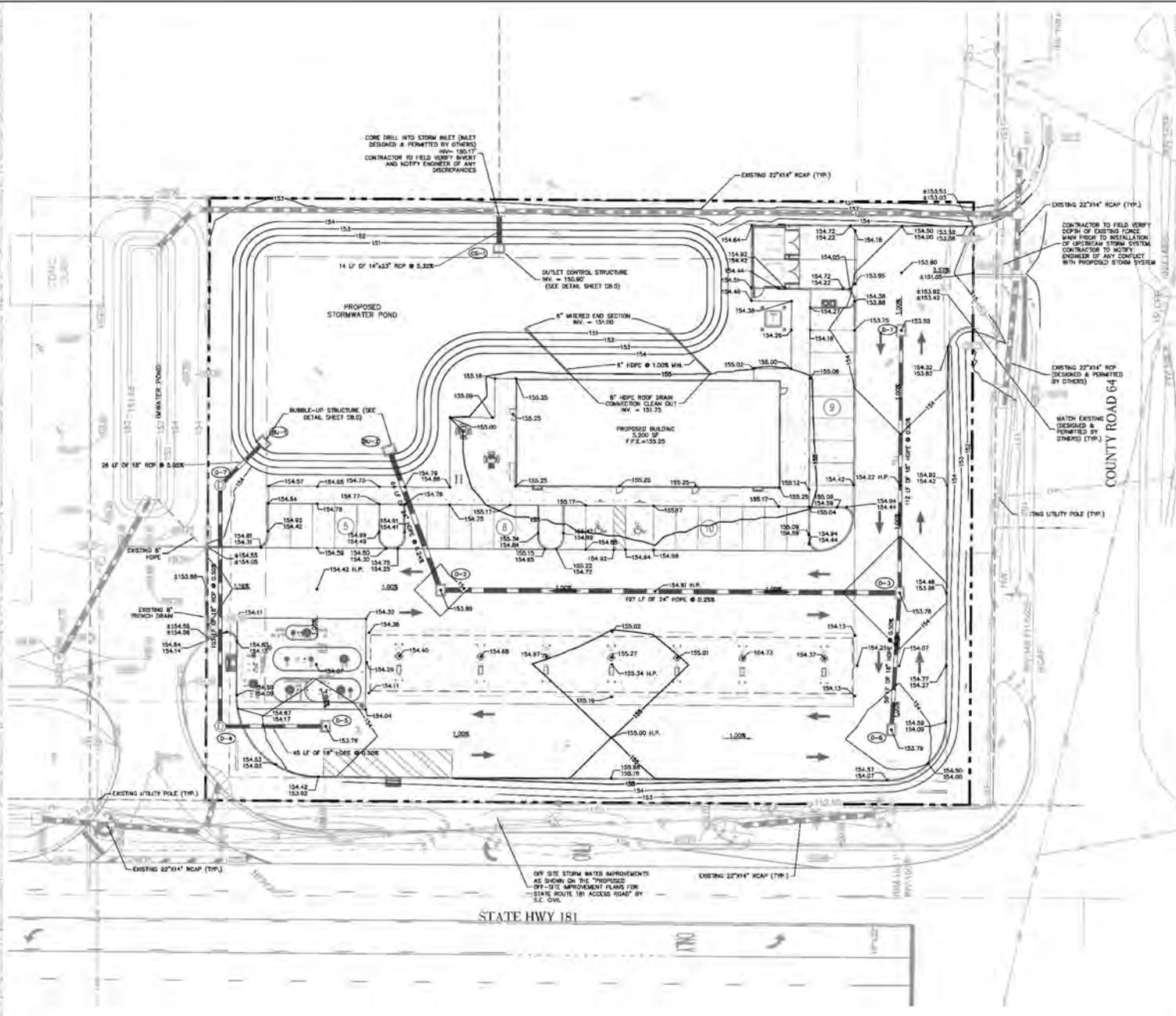
- NOTES:
1. ALL STORM PIPES LABELED "HDP" SHALL BE ADA HIGH PERFORMANCE (HP) POLYPROPYLENE STORM SEWER PIPE.
  2. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADOPT STANDARDS AND SPECIFICATIONS.
  3. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS AND SHALL HAVE AN DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.
  4. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEVATIONS, RAMPS, CURB RAMPS, STORMS, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
  5. BEFORE FINISHING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESSIBLE AREAS, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 4.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESSIBLE AREAS SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
  6. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.
  7. ALL PEDESTRIAN SIDEWALKS, PATHWAYS, AND CROSSWALKS SHALL BE CONSTRUCTED NOT TO EXCEED MAX. 2.0% CROSS SLOPE, MAX. 5.0% RUNNING SLOPE.
  8. ALL HANDICAP ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED NOT TO EXCEED MAX. 2.0% CROSS SLOPE IN ALL DIRECTIONS.
  9. PROPOSED GRADES TO MATCH EXISTING ELEVATIONS AT PROPERTY LINE.
  10. CONTRACTOR TO FIELD VERIFY ELEVATIONS AT ALL EXISTING SIDEWALK AND ROAD CONNECTION POINTS WITH ENGINEER OF RECORD BEFORE CONSTRUCTION OF ANY IMPROVEMENTS.
  11. FOR EROSION CONTROL, NOTES REFER TO SHEET C2.0.
  12. CONTRACTOR TO ENSURE ADEQUATE COVER REMAINS OVER ALL EXISTING UTILITIES.
  13. CONTRACTOR TO VERIFY EXISTING COVER OVER ALL UTILITIES BEFORE START OF CONSTRUCTION AND TO COORDINATE WITH THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION IF REMOVAL DOES NOT PROVIDE 36" COVER.
  14. ALL EXISTING VALVES, BOXES, MANHOLE LOS, COVERS, AND SIMILAR APPURTENANCES MUST BE ADJUSTED ACCORDINGLY TO MATCH FINISHED GRADE.
  15. ALL PAVEMENT MUST BE SOURCED FROM AN ADOPT APPROVED PLANT.

LEGEND

	PROPERTY LINE
	PROPOSED STORM PIPE
	PROPOSED STORM MANHOLE
	PROPOSED STORM INLET
	PROPOSED ELEV. TOP OF CURB
	PROPOSED ELEV. BOTTOM OF CURB
	PROPOSED SPOT ELEVATION
	EXISTING STORM PIPE
	EXISTING STORM MANHOLE
	EXISTING STORM INLET

VERTICAL DATUM  
ELEVATIONS SHOWN HEREON  
ARE RELATED TO MEAN  
SEA LEVEL, BASED ON  
N.A.S.D. 1988 DATUM

**ALABAMA**  
Know what's below. Call before you dig.



**Kimley»Horn**  
3000 NORTH 20TH AVENUE, SUITE 2000  
BIRMINGHAM, AL 35208  
WWW.KIMLEY-HORN.COM REC-21791-PIN-COIA-#311

**PAVING, GRADING,  
AND DRAINAGE PLAN**

**CIRCLE K 181 &  
CR64**

BALDWIN COUNTY, ALABAMA

SHEET NUMBER  
**C5.0**

**CSP22-2 CR64/SR181  
CIRCLE "K" STORE**

**PAVING, GRADING,  
AND DRAINAGE PLAN**

- APPROVED AS DESCRIBED ON THE PREVIOUS SLIDE



# CSP22-2 CIRCLE "K" CONVENIENCE STORE



Megan McDermott <megan@ghgdevelopment.com>

## ALDOT Resubmittal for Hwy 181 & CR 64

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

Thu, May 12, 2022 at 10:57 AM

To: "eric@ghgdevelopment.com" <eric@ghgdevelopment.com>

Cc: Megan McDermott <megan@ghgdevelopment.com>, "Denton, Samantha H." <dentons@dot.state.al.us>, "McCracken, Paul" <mccrackenp@dot.state.al.us>

Eric,

ALDOT is in receipt of the formal permit submittal for the ROW work and development shown in the attached aerial. ALDOT **is conceptually agreeable to the roadway and access proposals shown in the attachment.** Formal approval to begin work cannot be given until the plans and other related materials have been thoroughly reviewed. If anyone has any questions, please let me know.

Michael Smith, PE

AREA PERMIT MNGR.

OFFICE: 251-470-8273

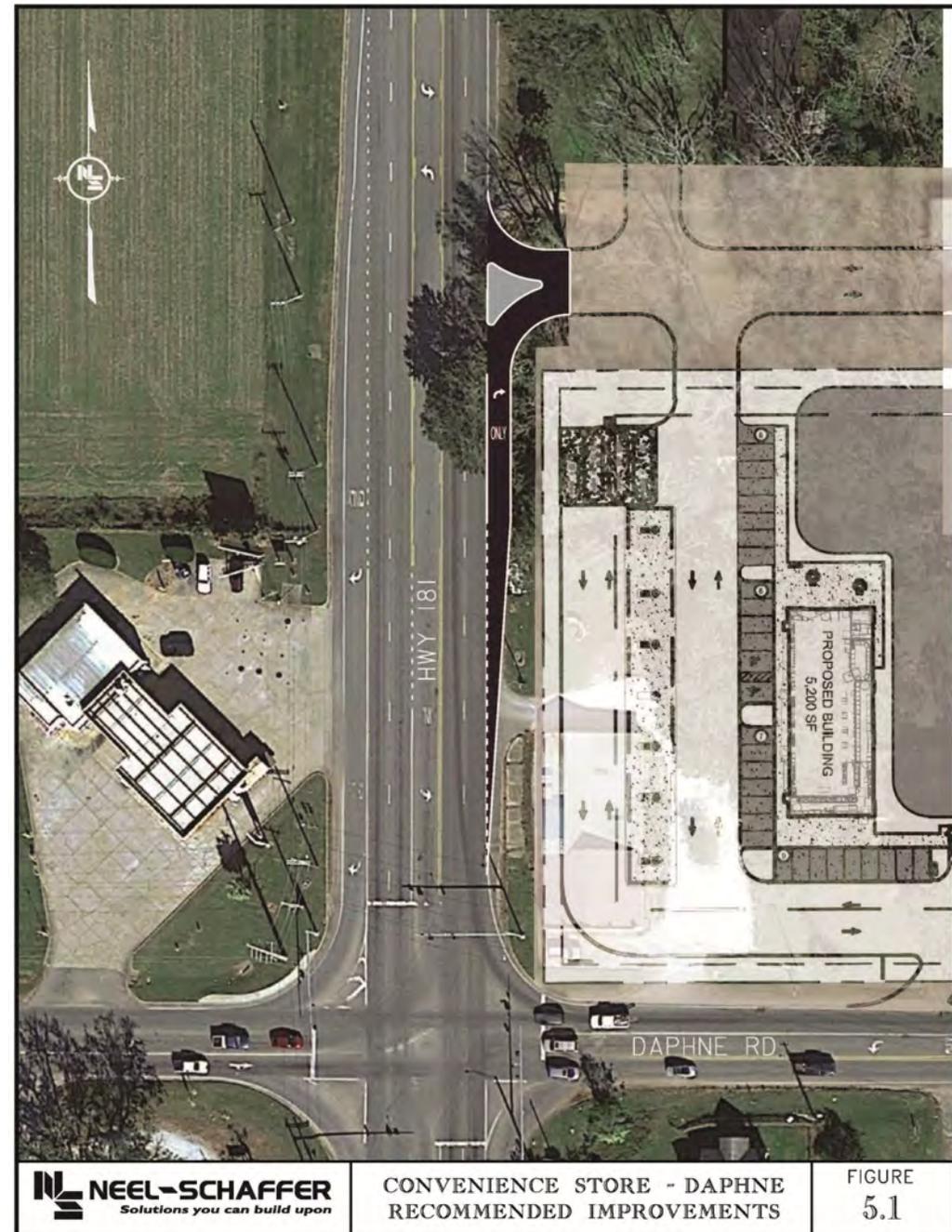
CELL: 251-331-0104

### CONFIDENTIALITY NOTICE:

The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

[Quoted text hidden]

AERIAL TO ALDOT.pdf  
768K

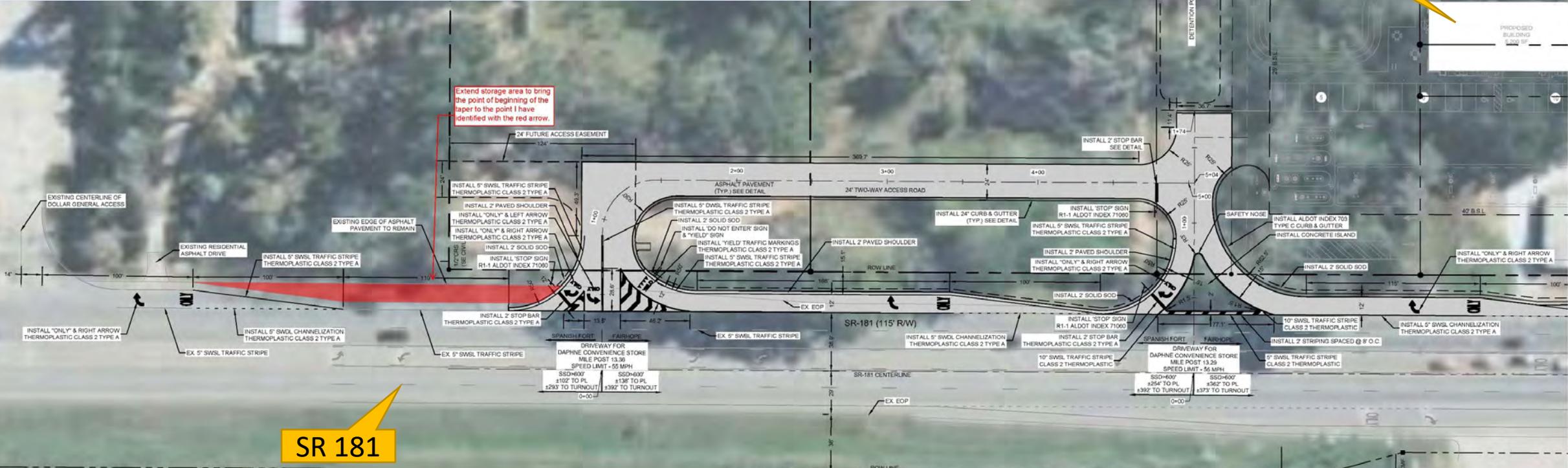


# CSP22-2 CR64/SR181 CIRCLE "K" STORE

## OFFSITE IMPROVEMENTS

- ALDOT APPROVAL *PENDING*
- NOT A COMPONENT OF THE CSP REVIEW PROCESS BUT SHOWN FOR SCHEMATIC PURPOSES TO EXPLAIN HOW SUBJECT PROPERTY IS ACCESSED FROM SR 181

PROPOSED CIRCLE "K" STORE

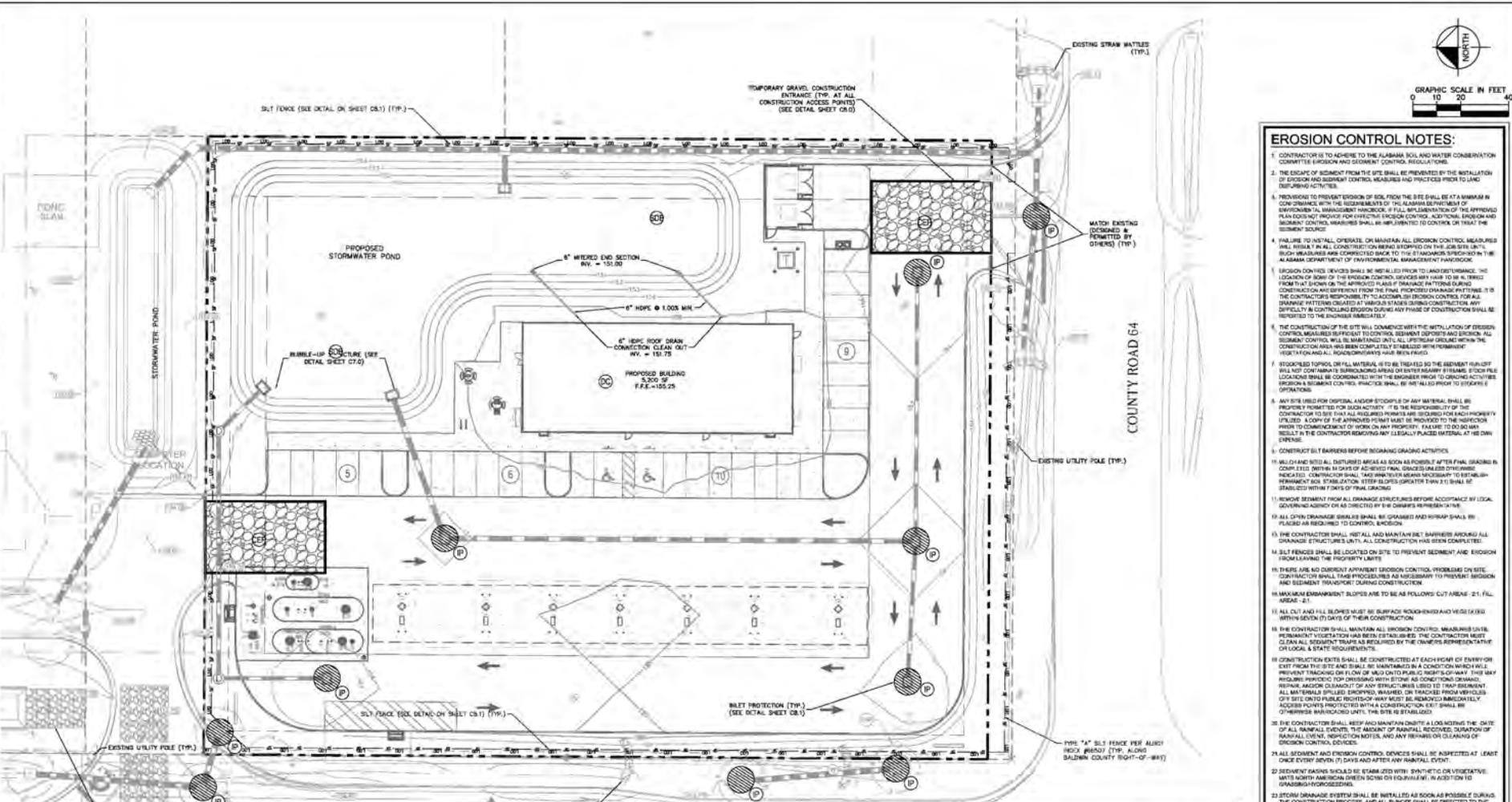


SR 181

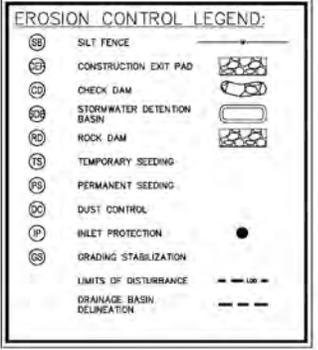


CR64 OFF PAGE





- EROSION CONTROL NOTES:**
- CONTRACTOR IS TO ADHERE TO THE ALABAMA SOIL AND WATER CONSERVATION COMMISSION EROSION AND SEDIMENT CONTROL REGULATIONS.
  - THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND PREPARATION ACTIVITIES.
  - PREVENTION TO PREVENT EROSION OF SOIL FROM THE SITE SHALL BE AT A MINIMUM IN CONFORMANCE WITH THE REQUIREMENTS OF THE ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT HANDBOOK. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
  - FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE STANDARDS SPECIFIED IN THE ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT HANDBOOK.
  - EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO LAND PREPARATION. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY VARY FROM THE PLAN FROM THAT SHOWN ON THE APPROVED PLAN IF DRAINAGE PATTERNS DURING CONSTRUCTION AND DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERN IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT ALL STAGES DURING CONSTRUCTION AND SPECIFICALLY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
  - THE CONSTRUCTION OF THE SITE SHALL COMMENCE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED. THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED BY PERMANENT VEGETATION FOR ALL AREAS UNOCCUPIED BY THE BUILDING.
  - STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED BY THE SEDIMENT RUNOFF WILL NOT CONTAMINATE SURROUNDING AREAS OF EXTERIOR REARY STREAMS. STOCKPILE LOCATION SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO CONSTRUCTION ACTIVITIES. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO STOCKPILE OPERATIONS.
  - ANY SITE USED FOR STORAGE AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY FENCED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE THAT ALL REQUIRED PERMITS SHALL BE OBTAINED AND PROPERLY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK. NO ANY PROPOSED PRACTICES TO BE INSTALLED SHALL BE INSTALLED BY THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
  - CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING ACTIVITIES.
  - MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED WITHIN 30 DAYS OF COMPLETION. FINAL GRADING SHALL BE INDICATED. CONTRACTOR SHALL TAKE NECESSARY MEASURES TO ESTABLISH PERMANENT VEGETATION. STEEP SLOPES GREATER THAN 2:1 SHALL BE STABILIZED WITHIN 30 DAYS OF FINAL GRADING.
  - REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNMENT AGENCY OR AS DIRECTED BY THE ENGINEER IN WRITING.
  - ALL OPEN DRAINAGE STRUCTURES SHALL BE GRASSED AND SLOPES SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
  - THE CONTRACTOR SHALL INSTALL AND MAINTAIN SILT BARRIERS AROUND ALL DRAINAGE STRUCTURES UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED.
  - SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT AND EROSION FROM LEAVING THE PROPERTY LIMITS.
  - IF THERE ARE NO EXISTENT APPROVED EROSION CONTROL PROGRAMS ON SITE, CONTRACTOR SHALL TAKE PROCEDURES AS NECESSARY TO PREVENT SEDIMENT AND SEDIMENT TRANSPORT DURING CONSTRUCTION.
  - ALL MAJOR EMBANKMENT SLOPES ARE TO BE AS FOLLOWS: CUT AREAS - 2:1, FILL AREAS - 2:1.
  - ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN 30 DAYS OF THEIR CONSTRUCTION.
  - THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. THE CONTRACTOR MUST CLEAN ALL SEDIMENT TRAILS AS REQUIRED BY THE OWNER'S REPRESENTATIVE OR LOCAL & STATE REQUIREMENTS.
  - CONSTRUCTION EXITS SHALL BE CONSTRUCTED AT EACH HOUR OF ENTRY OR EXIT FROM THE SITE AND SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC STOPPING WITH STOPPING AS CONDITIONS WARRANT. THE CONTRACTOR SHALL REMOVE AND CLEANUP OF ANY STRUCTURES USED TO STOP SEDIMENT. ALL MATERIALS UNLAWFULLY DEPOSITED, WASHED, OR TRACKED FROM THE PERIPHERY OF THE SITE ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY. ACCESS POINTS PROTECTED WITH A CONSTRUCTION EXIT SHALL BE OTHERWISE MAINTAINED UNTIL THE SITE IS STABILIZED.
  - THE CONTRACTOR SHALL KEEP AND MAINTAIN CURRENT LOGS DURING THE DURATION OF ALL RAINFALL EVENTS. THE AMOUNT OF RAINFALL RECEIVED, DURATION OF RAINFALL EVENTS, REFLECTION NOTES, AND ANY REMARKS ON CLEANING OF EROSION CONTROL DEVICES.
  - ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) DAYS AND AFTER ANY RAINFALL EVENT.
  - SEDIMENT BASINS SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS (NORTH AMERICAN GREEN SCREEN OR EQUIVALENT), IN ADDITION TO GRASSING PROVISIONS.
  - STORM DRAINAGE SYSTEM SHALL BE INSTALLED AS SOON AS POSSIBLE DURING THE CONSTRUCTION PROCESS, AND ALL RUNOFF SHALL BE DIRECTED TO THE DRAINAGE SYSTEM.
  - PRIOR TO STORM DRAINAGE SYSTEM INSTALLATION ALL RUNOFF LEAVING THE SITE SHALL BE FILTERED THROUGH SILT FENCES AND FILTERS PRIOR TO DISCHARGE OFF SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THIS REQUIREMENT ON SITE DURING ALL PHASES OF CONSTRUCTION.
  - THIS PROJECT QUALIFIES AS WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DETERMINED BY THE F.E.P.A. FLOOD HAZARD BOUNDARY MAP (COMMUNITY PANEL NUMBER 190300000A, DATED 01-10-2002).
  - NO PART OF THE SITE SHALL BE USED AS A JURISDICTIONAL STREAM.
  - IF ANY RECEIVING WATER FOR THE PROJECT IS DANEY BRANCH, THE PROJECT SHALL BE WITHIN ONE LINEAR MILE FROM AN IMPROVED STREAM SEGMENT OF THE PROJECT IS NOT IN THE FISH PASSAGE ZONE.
  - NO OPEN DRAINAGE SYSTEM SHALL BE CONDUCTED WITHIN THE 25' DRAINAGE PASSAGE ZONE AS MEASURED FROM THE POINT OF INSTALLED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE ADJACENT COASTAL MARSHLAND BUFFER WITHOUT FIRST ACQUIRING THE NECESSARY PERMITS AND PERMITS.
  - EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES TO BE INSTALLED DAILY.
  - NO ALTERNATE BARRIERS WERE USED IN THIS PROJECT.



**HYDROLOGIC SOIL GROUPS:**

SWA - UNBURNED LUMIN (S) TO 2 PERCENT MOISTURE	89.2%
LX - LOCAL ALLUVIAL SAND	7.9%
MS - MARSHLANDS FROM THE SANDY LOAM (S) TO 1 PERCENT SLUDES	23.3%
SWA - RUSTON FINE SANDY LOAM (S) TO 3 PERCENT SLUDES	41.4%

- EROSION CONTROL PH. 1 SEQUENCING:**
- INSTALL CONSTRUCTION EXIT PADS.
  - INSTALL SEDIMENT BARRIERS AT THE STORMWATER RUNOFF POINTS ON THE SITE.
  - COMPLETE CHECK DAMS IN EXISTING DRAINAGE BASINS.
  - COMPLETE ROCK FILTER SAND PANS (GRASS AND TEMPORARY SEEDING) BASIN DRAINS.
  - CONDUCT INSPECTION WITH QUALIFIED DESIGN PROFESSIONAL PRIOR TO BEGINNING MAJOR GRADING ACTIVITIES.

REVISIONS

**Kimley»Horn**

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
430 NORTH 20TH AVENUE, SUITE 2000  
DENVER, CO 80202  
PHONE: 303-733-8844  
WWW.KIMLEY-HORN.COM REGISTRATION NO. C04 8011

DATE: 05/10/2022  
SCALE: AS SHOWN  
DESIGNED BY: TAM  
DRAWN BY: TAM  
CHECKED BY: JCS

**EROSION CONTROL**

**CIRCLE K 181 & CR64**

ALABAMA  
BALDWIN COUNTY

SHEET NUMBER  
**C7.0**

**CSP22-2 CR64/SR181 CIRCLE "K" STORE**

**EROSION CONTROL PLAN**

- APPROVED AS DESCRIBED ON A PREVIOUS SLIDE



**BALDWIN COUNTY LANDSCAPE CODE REQUIREMENTS**

**SECTION 17.2.9 LANDSCAPING AND BUFFER REQUIREMENTS FOR ALL DEVELOPMENTS**

**CLASH FREE: MIN 10' FT CAL WIDTH: MIN 24" FT @ MAX 20" FT. REQUIRED IMMEDIATELY AFTER PLANTING**

REQUIRED	PROVIDED
NORTH BUFFER ABUTTING COLLECTOR ROAD 225 FT PLANTED WITH TREES, SHRUBS AND GRASS OR OTHER GROUND COVER	MIN 10' WIDE YES MIN 12" WIDE YES
WEST BUFFER ABUTTING STATE ROAD 64 25' FT PLANTED WITH TREES, SHRUBS AND GRASS OR OTHER GROUND COVER	MIN 10' WIDE YES MIN 12" WIDE YES
SOUTH BUFFER ABUTTING STATE ROAD 64 25' FT PLANTED WITH TREES, SHRUBS AND GRASS OR OTHER GROUND COVER	MIN 10' WIDE YES MIN 12" WIDE YES
EAST BUFFER ABUTTING STATE ROAD 64 25' FT PLANTED WITH TREES, SHRUBS AND GRASS OR OTHER GROUND COVER	MIN 10' WIDE YES MIN 12" WIDE YES

**EXCEPT AS SHOWN:**  
MIN 3' SHRUB TREES/LANDSCAPE: 1 SHrub TREE, 1 SHrub TREE

**PLANT SCHEDULE**

TREE	CODE	QTY	BOTANICAL NAME	COUNTRY NAME	CONT	SIZE
	DR	1	QUERCUS PHELLOS WHOLELEADER STRONG FULL	MALDEN MA	8 GAL	3 FT OR MIN 14 FT, 8 IN
	TD	6	TAXODIUM DISTICHUM BURNING SHALY MAJOR FLAG	BALDWIN COUNTY	37 GAL	2 1/2" DIA 11 FT, 2 IN
	MC	1	FRAXINUS GRACILIFLORA	CAROLINA LAURELCHERRY	7.5	2" DIA MIN 8 FT, 6 IN
	IP	30	ALICHA FICIFORMIS FLAG	FLORIDA HAWK	1 GAL	20 OC 3/4" DIA
	IV	24	ALIA VOMITORIA FLAG	FAURON HOLLY	1 GAL	30 OC 3/4" DIA
	MC	30	MYRTICA CORYMBOSA FLAG	COMMON WAX MYRTLE	1 GAL	30 OC 3/4" DIA
	IV	48	FRAXINUS GRACILIFLORA FULL	AMERICAN WHITEBARK	1 GAL	30 OC 3/4" DIA
	DR	141	QUERCUS CUMARIS BURNING FLAG	BURNING BUSH	1 GAL	20 OC 3/4" DIA
	DR	88	QUERCUS PHELLOS BURNING FLAG	BURNING BUSH	1 GAL	20 OC 3/4" DIA

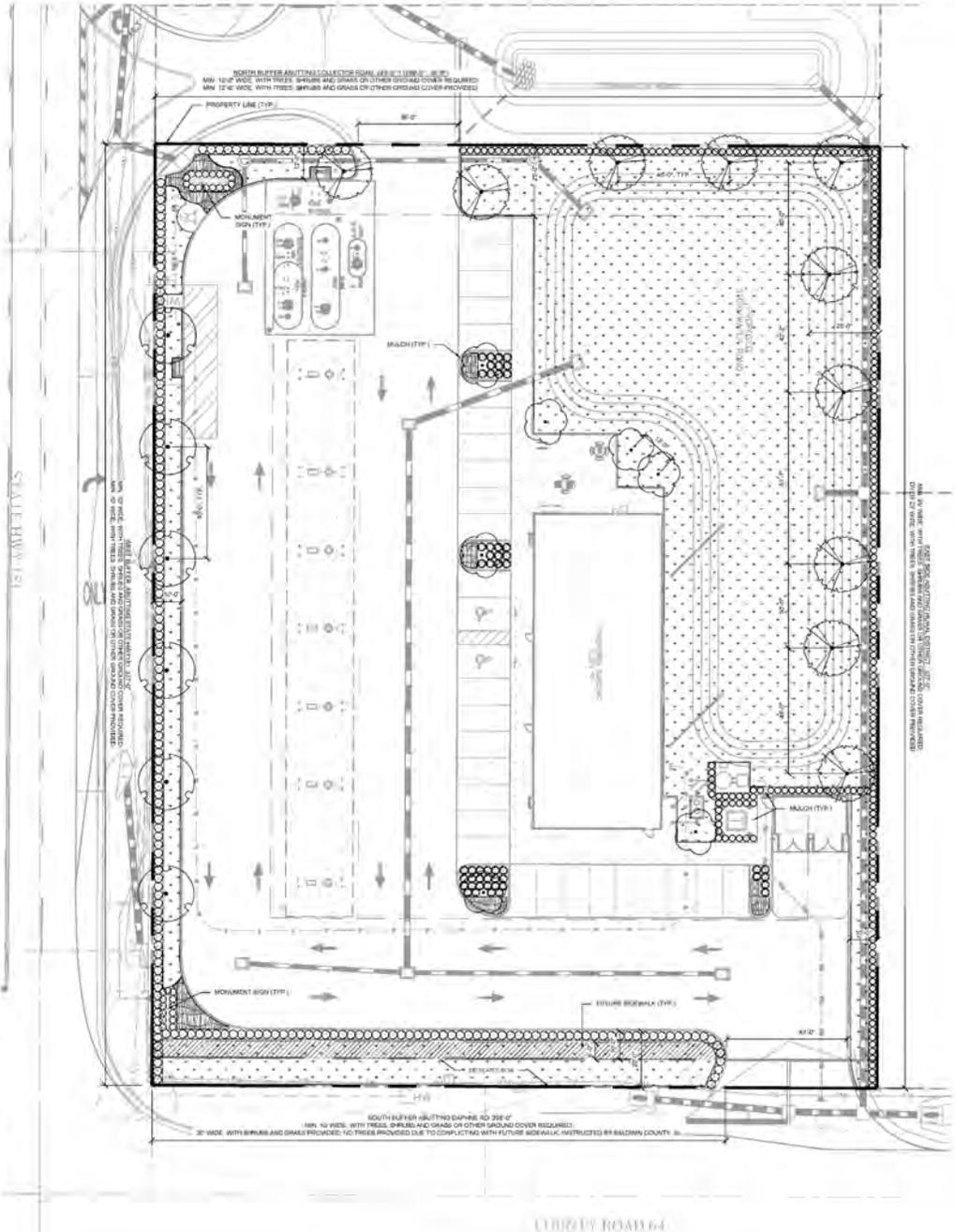
**SHRUBS:**  
 DR: 141 QUERCUS CUMARIS BURNING FLAG  
 IV: 48 FRAXINUS GRACILIFLORA FULL  
 MC: 30 MYRTICA CORYMBOSA FLAG  
 TD: 6 TAXODIUM DISTICHUM BURNING SHALY MAJOR FLAG

**GROUND COVER:**  
 DR: 141 QUERCUS CUMARIS BURNING FLAG  
 IV: 48 FRAXINUS GRACILIFLORA FULL  
 MC: 30 MYRTICA CORYMBOSA FLAG  
 TD: 6 TAXODIUM DISTICHUM BURNING SHALY MAJOR FLAG

**SOIL:**  
 DR: 141 QUERCUS CUMARIS BURNING FLAG  
 IV: 48 FRAXINUS GRACILIFLORA FULL  
 MC: 30 MYRTICA CORYMBOSA FLAG  
 TD: 6 TAXODIUM DISTICHUM BURNING SHALY MAJOR FLAG

**LANDSCAPE NOTES**

- ALL LANDSCAPING AREAS ARE TO PROVIDE A MINIMUM OF 4" OF TROPICAL.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
- ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE SHOWN OR CROWN AS SHOWN IN THE DETAILS.
- ALL PLANTING AREAS SHALL BE COMPLETELY MAINTAINED AS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL PROVIDE DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF UTILITY LINES ADJACENT TO THE WORK AREA TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD TO REPAIR AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES ETC. WHOEVER AS A RESULT OF THE CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS SHOWN ON THESE PLANS BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULL MAINTENANCE INCLUDING BUT NOT LIMITED TO WATERING (SPRINKLING, MULCHING, FERTILIZING ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE WARRANTY PERIOD.
- ANY PLANT MATERIAL WHICH IS DISEASED, DAMAGED, DEAD, OR DEFECTIVE PRIOR TO SUBSTANTIAL COMPLETION SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
- STANDARDS SET FORTH IN MAJOR ROAD STANDARDS FOR HIGHWAY STOOD REPRESENT QUALITY SPECIFICATIONS TO BE FOLLOWED AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES AND IN ACCORDANCE WITH AMERICAN STANDARDS FOR HORTICULTURE (ASTA).
- ALL PLANTING MATERIALS AND PERMITTED TREE SPECIES SHALL BE PROVIDED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE AND WITH NO DAMAGE TO ADJACENT EXISTING TREES.
- ALL LANDSCAPING AREAS WILL BE PROVIDED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM.
- ONE (1) SHrub MATERIALS ARE TO BE PROVIDED FROM EACH TREE ONCE IT IS ESTABLISHED (AS APPROVED BY THE LANDSCAPE ARCHITECT).
- ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROVIDE PLANT MATERIALS AND UTILITIES NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.



**Kimley»Horn**  
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
 420 NORTH 20TH STREET, SUITE 1000  
 TALLAHASSEE, FLORIDA 32302-2500  
 WWW.KIMLEY-HORN.COM PROJECT NO. 004-1811

LANDSCAPE PLAN  
 DATE: 05/02/2022  
 SCALE: AS SHOWN  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

CIRCLE K 181 & CR64  
 BALDWIN COUNTY

CALL 2 WORKING DAYS BEFORE YOU DIG  
 IT'S THE LAW! DIAL 811  
 Know what's below. Call before you dig.  
 SHEET NUMBER: L1.00

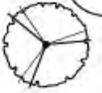
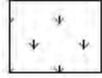
**CSP22-2 CR64/SR181 CIRCLE "K" STORE**

**OVERALL LANDSCAPE PLAN**

- PLANT SCHEDULE COMPLIES WITH THE RECOMMENDED PLANTINGS IN SECTION 17.2.9



# PLANT SCHEDULE

<u>TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>
	QP	6	QUERCUS PHELLOS SINGLE LEADER, STRAIGHT, FULL	WILLOW OAK	65 GAL	3.5" CAL MIN	14' HT., 6' SPR.
	TD	10	TAXODIUM DISTICHUM STRAIGHT, SINGLE LEADER, FULL	BALD CYPRESS	30 GAL	2" CAL MIN	12' HT., 3' SPR.
<u>UNDERSTORY TREE</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>
	PC	7	PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY	FG	2" CAL MIN	6' HT., 6' SPR.
<u>SHRUBS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>	<u>SIZE</u>
	IP	29	ILLICIAM FLORIDANUM FULL	FLORIDA ANISE	7 GAL	30" OC	24" HT MIN
	IV	238	ILEX VOMITORIA FULL	YAUPON HOLLY	7 GAL	30" OC	24" HT MIN
	MC	50	MYRICA CERIFERA FULL	SOUTHERN WAX MYRTLE	3 GAL	36" OC	30" HT, 24" SPRD
	VM	198	VIBURNUM ACERIFOLIUM FULL	MAPLELEAF VIBURNUM	7 GAL	36" OC	24" HT MIN
<u>GROUND COVERS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>SIZE</u>	<u>SPACING</u>
	JB2	140	JUNIPERUS COMMUNIS 'BERKSHIRE' FULL	BERKSHIRE COMMON JUNIPER	3 GAL	12" FULL	24" OC
<u>SOD/SEED</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>SIZE</u>	<u>SPACING</u>
	CH	28,110 SF	CYNODON DACTYLON '419 HYBRID' ROLLED TIGHT, 100% INSECT / WEED / DISEASE / DEBRIS FREE	BERMUDA GRASS	SOD	-	-
<u>MISC.</u>	<u>QTY</u>	<u>BOTANICAL/COMMON NAME</u>	<u>SPECIFICATIONS</u>				
MULCH	TBD	HARDWOOD MULCH	3" DEPTH MINIMUM, SHREDDED, FREE OF WEEDS/INVASIVE PLANT MATERIAL				

## CSP22-2 CR64/SR181 CIRCLE "K" STORE

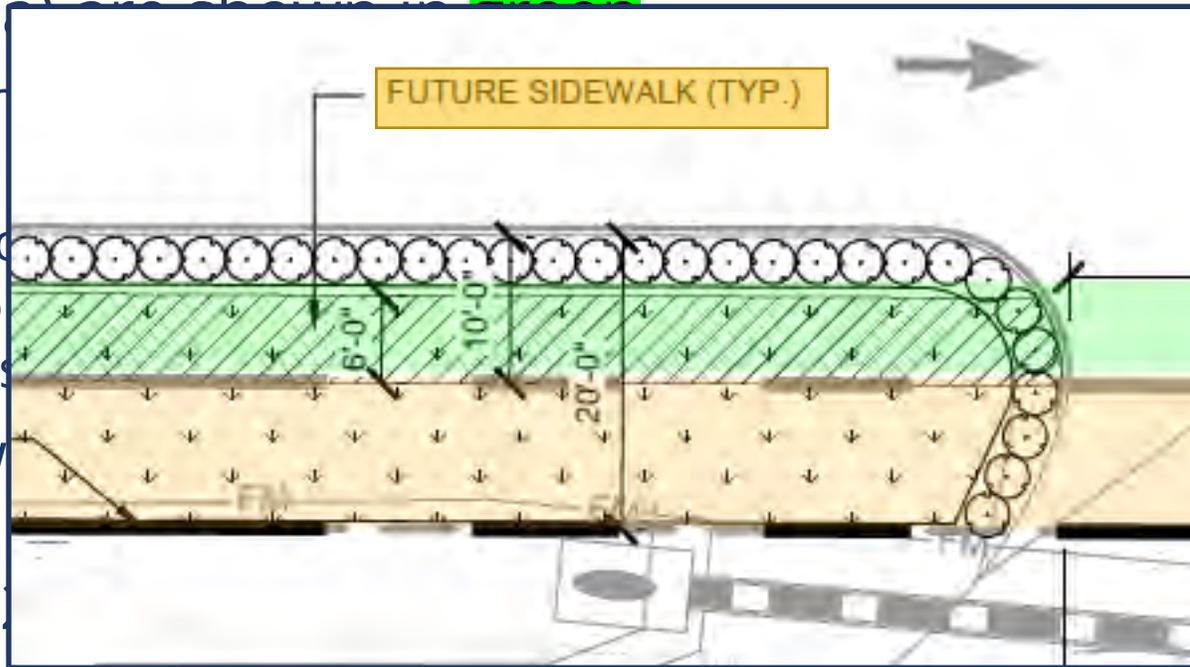
### OVERALL LANDSCAPE PLAN

- PLANT SCHEDULE COMPLIES WITH THE RECOMMENDED PLANTINGS IN SECTION 17.2.9

# CSP22-2 CIRCLE "K" CONVENIENCE STORE – *staff comments*

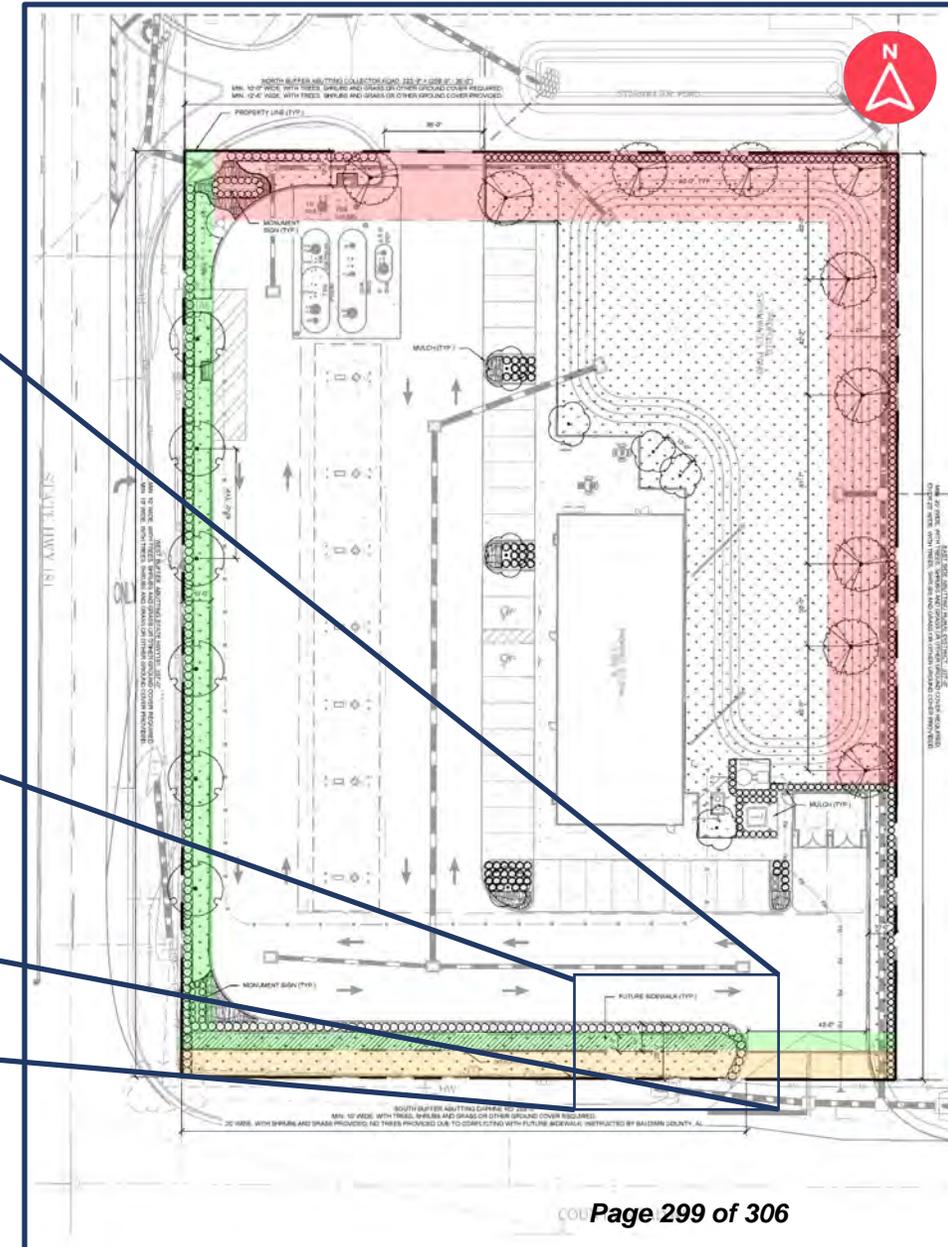
The various landscape buffers required by Article 17 are depicted at right

- 10' buffers along freeway/expressway, collector or arterials as required by section 17.1( ) are shown in **green**



- An
- th
- No
- to
- ins
- 25' w
- resid
- 17.2.

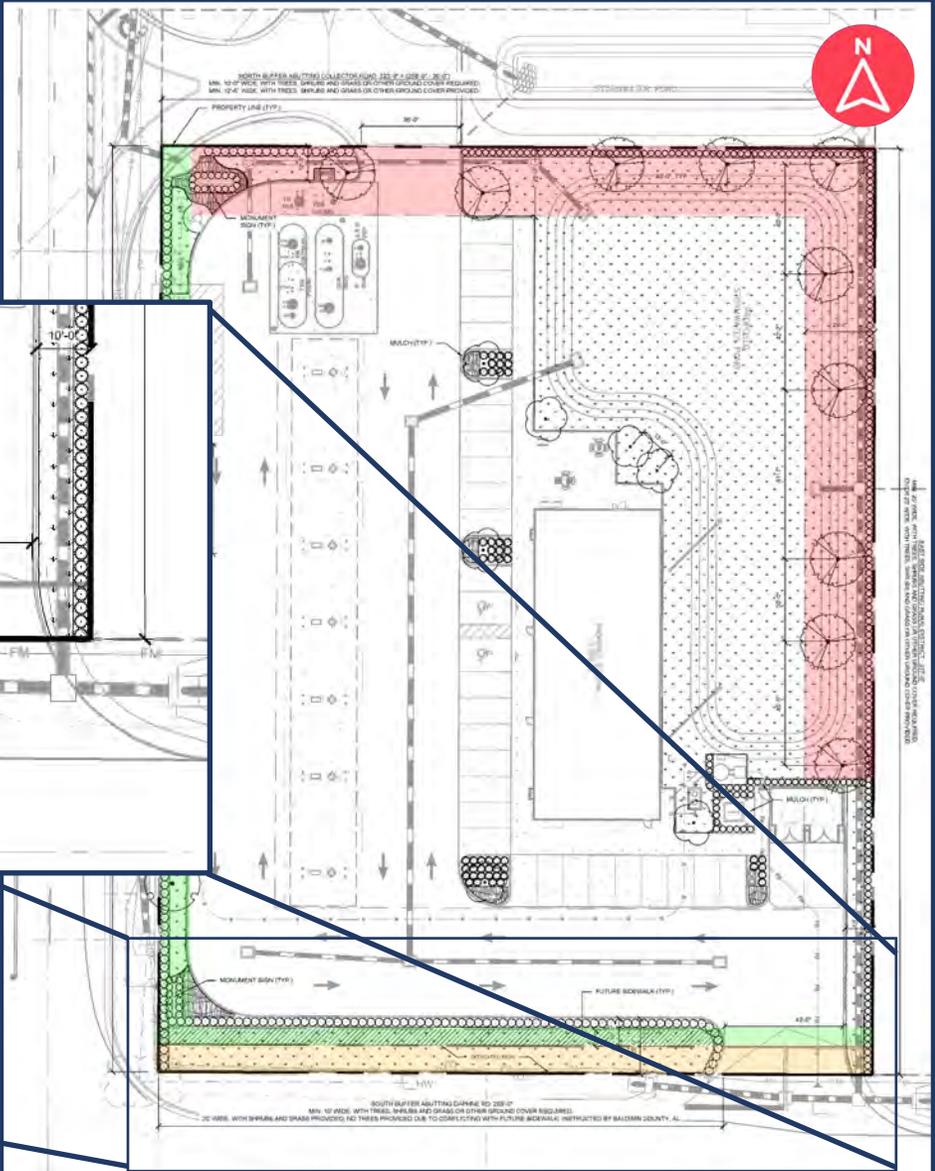
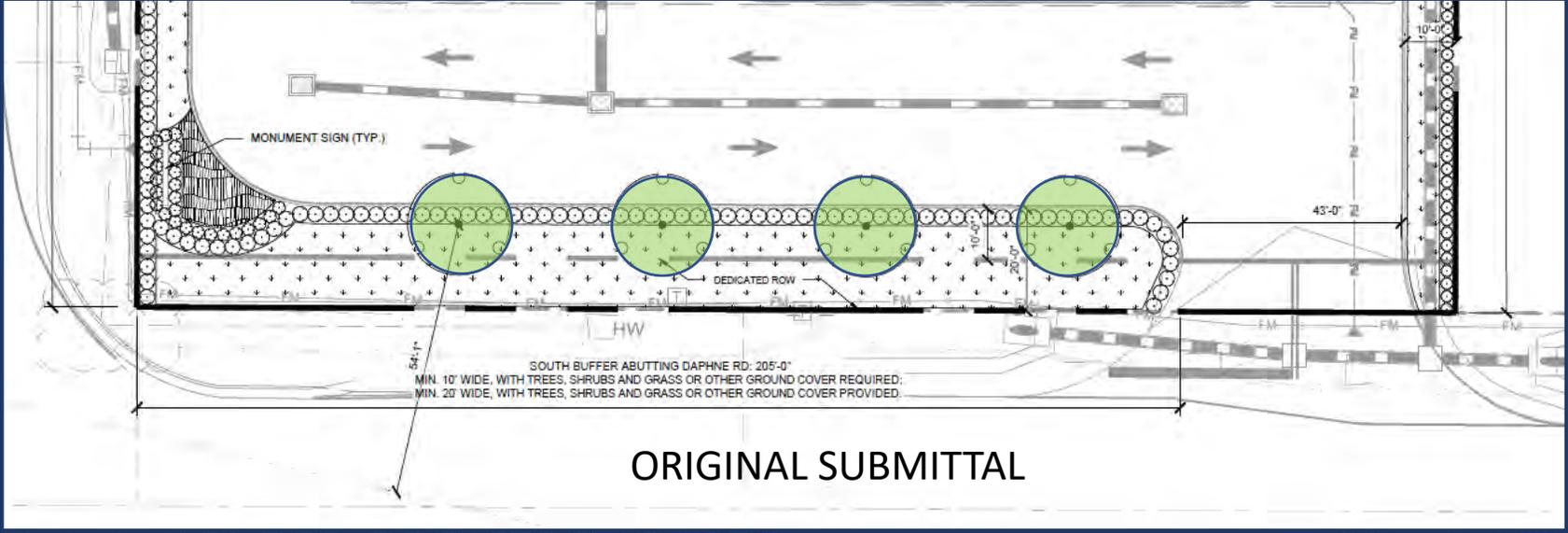
- Additional ROW dedication to Baldwin County along CR64 is shown in **yellow** as coordinated with the Simms-Foster Subdivision plat



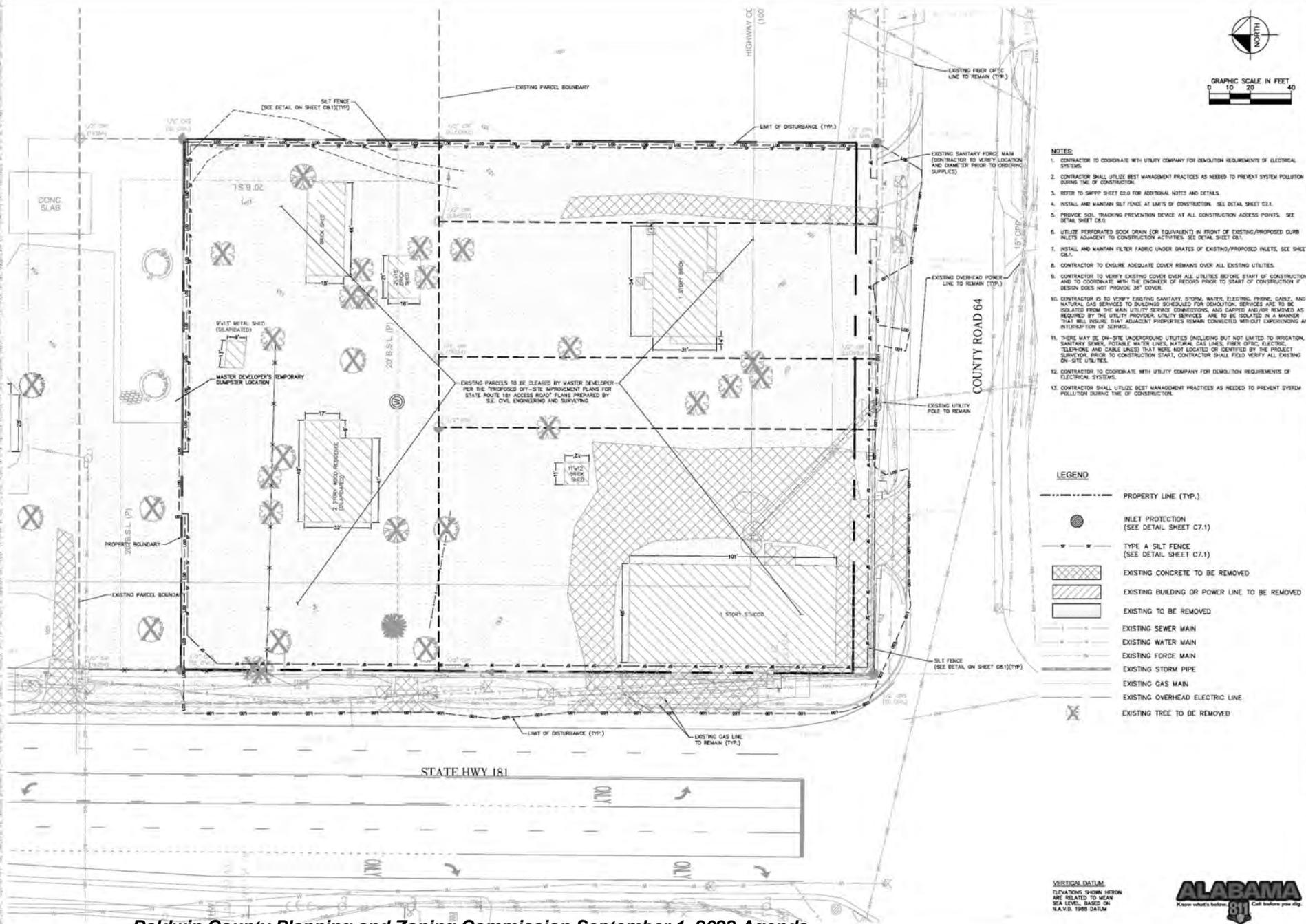
# CSP22-2 CIRCLE "K" CONVENIENCE STORE – *staff comments*

The various landscape buffers required by Article 17 are depicted at right

- 10' buffers along freeway/expressway, collector or arterials as required by section 17.1(a) are shown in **green**



- 17.2.2(c) are depicted in **red**
- Additional ROW dedication to Baldwin County along CR64 is shown in **yellow** as coordinated with the Simms-Foster Subdivision plat



- NOTES**
- CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR DEMOLITION REQUIREMENTS OF ELECTRICAL SYSTEMS.
  - CONTRACTOR SHALL UTILIZE BEST MANAGEMENT PRACTICES AS NEEDED TO PREVENT SYSTEM POLLUTION DURING TIME OF CONSTRUCTION.
  - REFER TO SWPPF SHEET C2.0 FOR ADDITIONAL NOTES AND DETAILS.
  - INSTALL AND MAINTAIN SILT FENCE AT LIMITS OF CONSTRUCTION. SEE DETAIL SHEET C7.1.
  - PROVIDE SOIL TRACKING PREVENTION DEVICE AT ALL CONSTRUCTION ACCESS POINTS. SEE DETAIL SHEET C8.0.
  - UTILIZE PERFORATED SOOK DRAIN (OR EQUIVALENT) IN FRONT OF EXISTING/PROPOSED CURB INLETS ADJACENT TO CONSTRUCTION ACTIVITIES. SEE DETAIL SHEET C8.1.
  - INSTALL AND MAINTAIN FILTER FABRIC UNDER GRATES OF EXISTING/PROPOSED INLETS. SEE SHEET C8.1.
  - CONTRACTOR TO ENSURE ADEQUATE COVER REMAINS OVER ALL EXISTING UTILITIES.
  - CONTRACTOR TO VERIFY EXISTING COVER OVER ALL UTILITIES BEFORE START OF CONSTRUCTION AND TO COORDINATE WITH THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION IF DESIGN DOES NOT PROVIDE 36" COVER.
  - CONTRACTOR IS TO VERIFY EXISTING SANITARY, STORM, WATER, ELECTRIC, PHONE, CABLE, AND NATURAL GAS SERVICES TO BUILDINGS SCHEDULED FOR DEMOLITION. SERVICES ARE TO BE ISOLATED FROM THE MAIN UTILITY SERVICE CONNECTIONS, AND CARRIED AND/OR REMOVED AS REQUIRED BY THE UTILITY PROVIDER. UTILITY SERVICES ARE TO BE ISOLATED IN A MANNER THAT WILL INSURE THAT ADJACENT PROPERTIES REMAIN CONNECTED WITHOUT EXPERIENCING AN INTERRUPTION OF SERVICES.
  - THERE MAY BE ON-SITE UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO IRRIGATION, SANITARY SEWER, PORTABLE WATER LINES, NATURAL GAS LINES, FIBER OPTIC, ELECTRIC, TELEPHONE AND CABLE LINES THAT WERE NOT LOCATED OR IDENTIFIED BY THE PROJECT SURVEYOR. PRIOR TO CONSTRUCTION START, CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ON-SITE UTILITIES.
  - CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR DEMOLITION REQUIREMENTS OF ELECTRICAL SYSTEMS.
  - CONTRACTOR SHALL UTILIZE BEST MANAGEMENT PRACTICES AS NEEDED TO PREVENT SYSTEM POLLUTION DURING TIME OF CONSTRUCTION.

- LEGEND**
- PROPERTY LINE (TYP.)
  - INLET PROTECTION (SEE DETAIL SHEET C7.1)
  - TYPE A SILT FENCE (SEE DETAIL SHEET C7.1)
  - EXISTING CONCRETE TO BE REMOVED
  - EXISTING BUILDING OR POWER LINE TO BE REMOVED
  - EXISTING TO BE REMOVED
  - EXISTING SEWER MAIN
  - EXISTING WATER MAIN
  - EXISTING FORCE MAIN
  - EXISTING STORM PIPE
  - EXISTING GAS MAIN
  - EXISTING OVERHEAD ELECTRIC LINE
  - EXISTING TREE TO BE REMOVED

NO.	REVISIONS	DATE	BY
<b>Kimley-Horn</b> © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 400 NORTH 20TH STREET, SUITE 2200 FORT WORTH, TEXAS 76104 PHONE: 817-552-5444 WWW.KIMLEY-HORN.COM REGISTRY NO. 004-18711			
ONLY PROJECT LABORER DATE: 06/10/2022 SCALE: AS SHOWN DESIGNED BY: LAM DRAWN BY: LAM CHECKED BY: JCS DATE: 06/10/2022	<b>EXISTING CONDITIONS AND DEMOLITION PLAN</b>		
BALDWIN COUNTY ALABAMA <b>CIRCLE K 181 &amp; CR64</b>			
SHEET NUMBER <b>C3.0</b>			



## CSP22-2 CR64/SR181 CIRCLE "K" STORE

### EXISTING CONDITIONS AND DEMOLITION PLAN

- TREES TO BE REMOVED SHOWN WITH AN "X"
- TREES TO BE REMOVED IN THE OFFSITE IMPROVEMENT AREAS ARE NOT SUBJECT TO THE CSP REVIEW

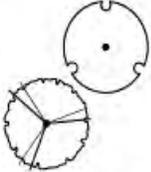
## CSP22-2 CIRCLE "K" CONVENIENCE STORE – *staff comments*

Trees to be removed are depicted on the demolition plan on the previous slide

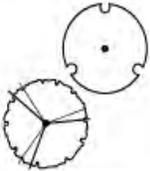
- Trees to be removed are shown with an "X" through the tree canopy
  - Article 17, section 17.1 requires that trees removed for the purposes of installing improvements are replaced with trees of at least 1" in caliper at least 6' tall
    - 23 trees are included in the plant schedule as seen previously
    - 4 trees were removed as requested by staff to allow clearance for a future sidewalk as noted on the previous slide
  - By staff's count, there are 26 trees that appear to be 3" in caliper or greater shown for removal within the CSP review area
  - Trees removed in the offsite improvements area are not subject to the requirements of section 17.1 because a CSP has not been triggered
- Staff requests a conditional approval to allow 23 new trees in lieu of the required 26 so that the future sidewalk area along CR64 remains unobstructed
  - As-submitted, the plant schedule originally contained 27 trees

# CSP22-2 CIRCLE "K" CONVENIENCE STORE – *staff comments*

**PLANT SCHEDULE** REQUESTED FOR APPROVAL

<u>TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>
	QP	6	QUERCUS PHELLOS SINGLE LEADER, STRAIGHT, FULL	WILLOW OAK	65 GAL	3.5" CAL MIN	14' HT., 6' SPR.
	TD	10	TAXODIUM DISTICHUM STRAIGHT, SINGLE LEADER, FULL	BALD CYPRESS	30 GAL	2" CAL MIN	12' HT., 3' SPR.
<u>UNDERSTORY TREE</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>
	PC	7	PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY	FG	2" CAL MIN	6' HT., 6' SPR.

**PLANT SCHEDULE** ORIGINAL SUBMITTAL

<u>TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>
	QP	10	QUERCUS PHELLOS SINGLE LEADER, STRAIGHT, FULL	WILLOW OAK	65 GAL	3.5" CAL MIN	14' HT., 6' SPR.
	TD	10	TAXODIUM DISTICHUM STRAIGHT, SINGLE LEADER, FULL	BALD CYPRESS	30 GAL	2" CAL MIN	12' HT., 3' SPR.
<u>UNDERSTORY TREE</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>
	PC	7	PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY	FG	2" CAL MIN	6' HT., 6' SPR.

# CSP22-2 CIRCLE “K” CONVENIENCE STORE STAFF RECOMMENDATION

Staff recommends that case number CSP22-2, Circle “K” Convenience Store be **APPROVED** with the following conditions (*all amendments and revisions to the July 7, 2022, staff recommendation are indicated in red text*) :

1. ADEM Underground Storage Tank (UST) permit(s) for the new fuel tanks to be installed on Lot 1A for the new Circle “K” Store shall be submitted prior to issuance of the **Commission Site Plan (CSP) certificate**
  - a. If existing USTs are discovered on Lot 1A, the CSP will be temporarily-suspended until any existing USTs are remediated to the satisfaction of ADEM
2. ADEM National Pollutant Discharge Elimination System (NPDES) permit for Lot 1A shall be submitted prior to issuance of the CSP **certificate**
3. All turnout and/or ROW permits for State Roadways required by ALDOT for the offsite improvements shall be submitted prior to issuance of the CSP **certificate**
4. Non-inclusion of four (4) replacement trees along CR64 to allow clearance within the arterial roadway buffer for a future sidewalk that may be required to be installed to comply with future grant funding requirements

# CSP22-2 CIRCLE "K" CONVENIENCE STORE STAFF RECOMMENDATION

Staff recommends that case number CSP22-2, Circle "K" Convenience Store be **APPROVED** with the following conditions (continued):

5. Submission of the ingress/egress easement described in the ALDOT conceptual approval correspondence prior to issuance of the CSP certificate
6. The date of CSP approval shall be September 1, 2022
7. 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.
  - a. The CSP certificate shall be obtained by the applicant prior to approval of any building permits
8. Any expansion of the proposed structures or facility shall necessitate additional review by the Planning Commission.



# BALDWIN COUNTY, ALABAMA

*Planning and Zoning Department*

**NEXT REGULAR MEETING OF THE  
BALDWIN COUNTY  
PLANNING AND ZONING COMMISSION  
OCTOBER 6, 2022, 4:00 PM**

**\*BALDWIN COUNTY CENTRAL ANNEX \* ROBERTSDALE, AL\***