



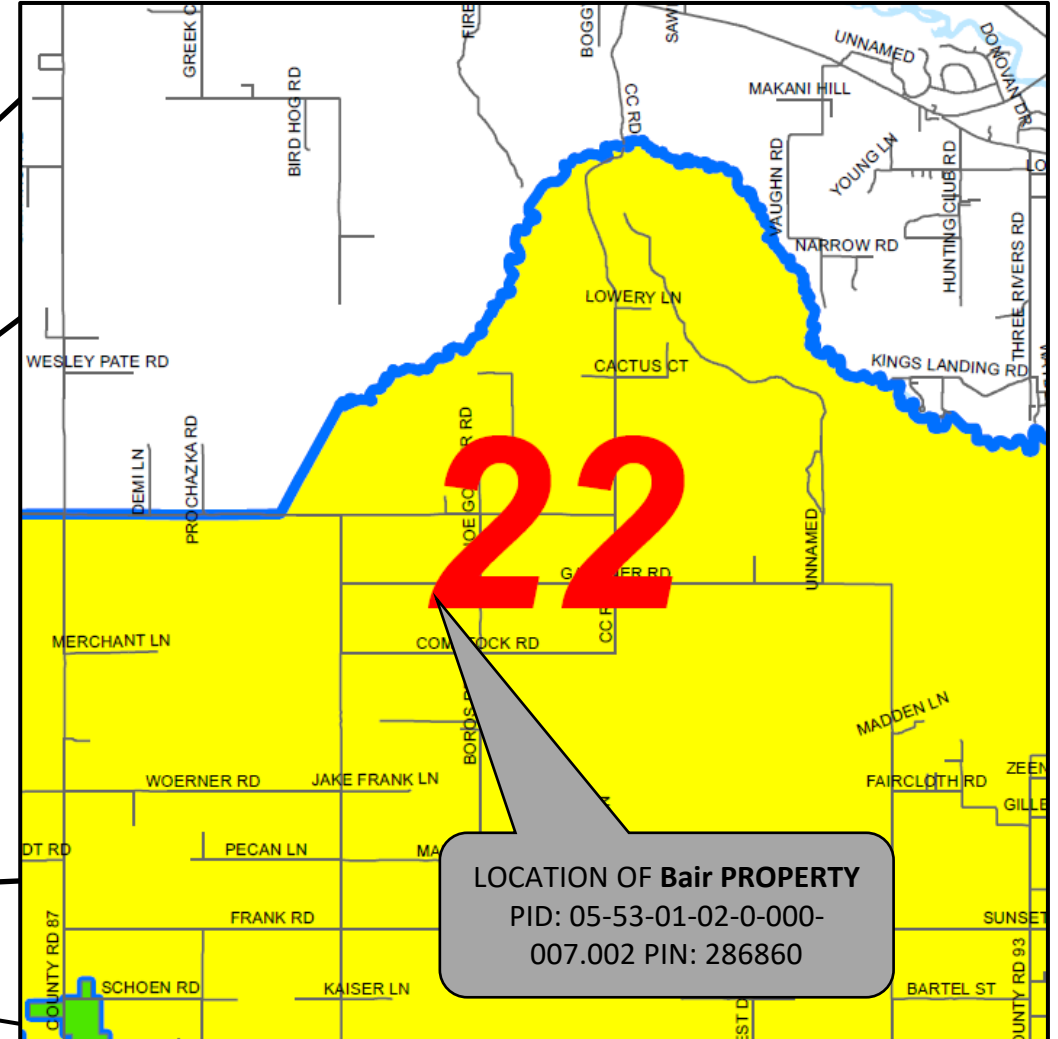
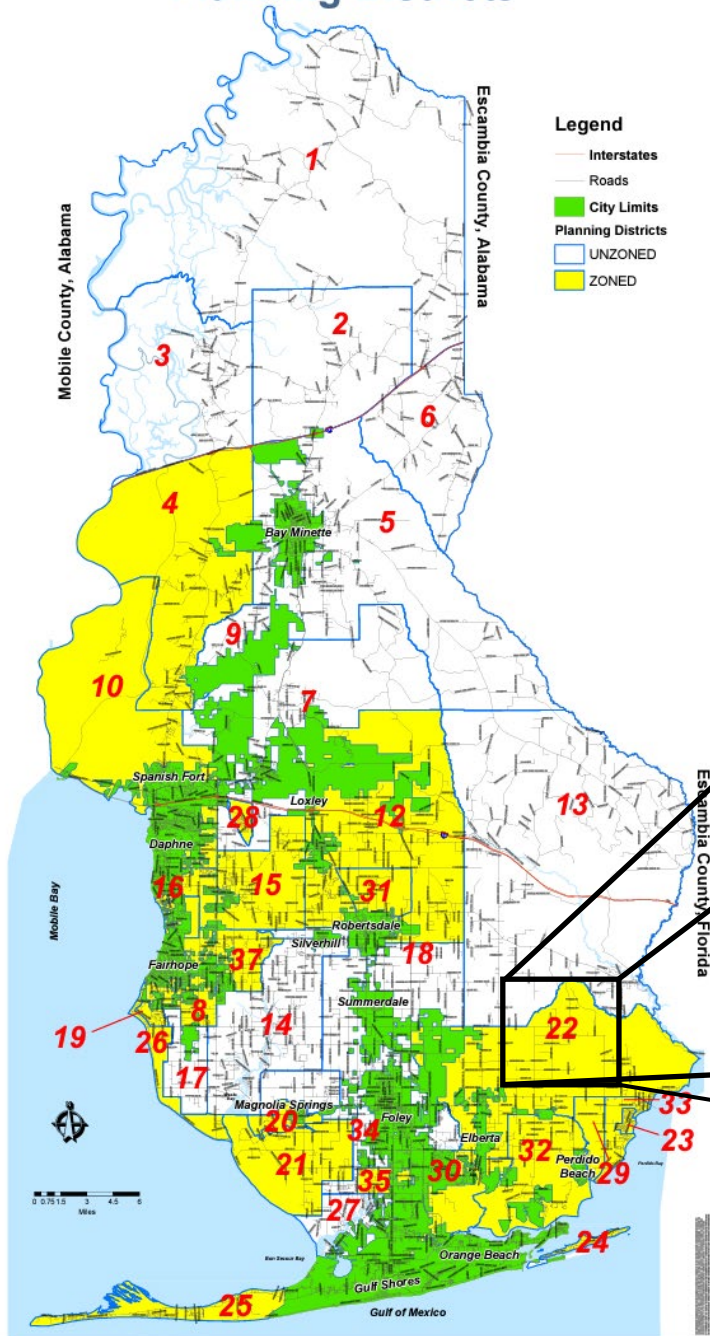
# BALDWIN COUNTY, ALABAMA

*Planning and Zoning Department*

## RE-ZONING REQUEST Z23-01, BAIRD PROPERTY MARCH 2, 2023

PRESENTED BY: FABIA WATERS, PLANNING TECHNICIAN

# Baldwin County, Alabama Planning Districts

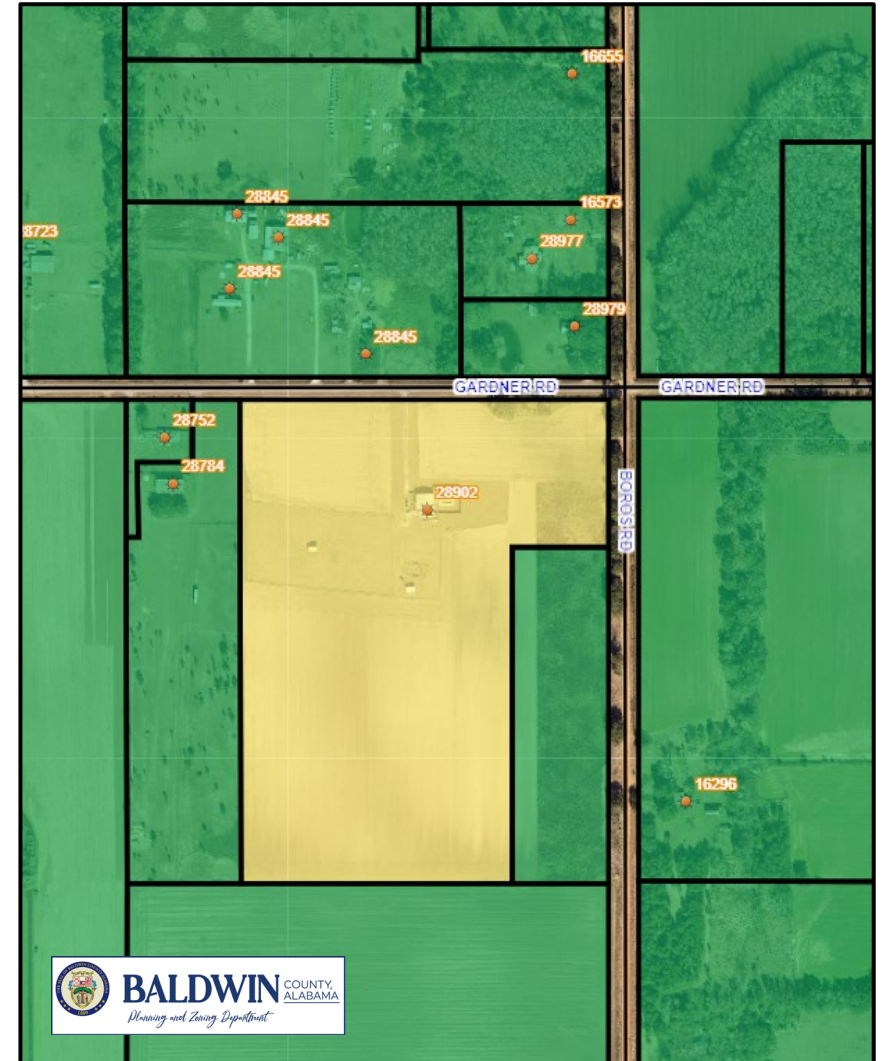


# Z23-1 BAIRD PROPERTY

## RE-ZONING REQUEST FROM **RSF-1** TO **RA**

Lead Staff: Fabia Waters, Planning Technician

- **Planning District: 22 Zoned:** RSF-1
- **Location:** Subject property is located on the southwest corner of the intersection of Boros Rd and Gardner Road.
- **Current Use:** Residential
- **Acreage:** 24 acres
- **Physical Address:** 28902 Gardner Rd, Elberta AL 36530
- **Applicant:** Casey Suchcicki
- **Owner:** Robert Baird



# Z23-1 BAIRD PROPERTY

## RE-ZONING REQUEST FROM **RSF-1** TO **RA**

Lead Staff: Fabia Waters, Planning Technician

Request before Planning Commission:

**Rezone approximately +/-24 acres From RSF-1 to RA**

**Proposed Zoning:** RA- Rural Agricultural to utilize the property for Agricultural use, as an Equine Rehabilitation facility.

**Parcel#:** 05-53-01-02-0-000-007.002 **PPIN:** 286860

Online Case File Number: The official case number for this application is Z23-1, however when searching online CitizenServe database, please use Z23-000001.

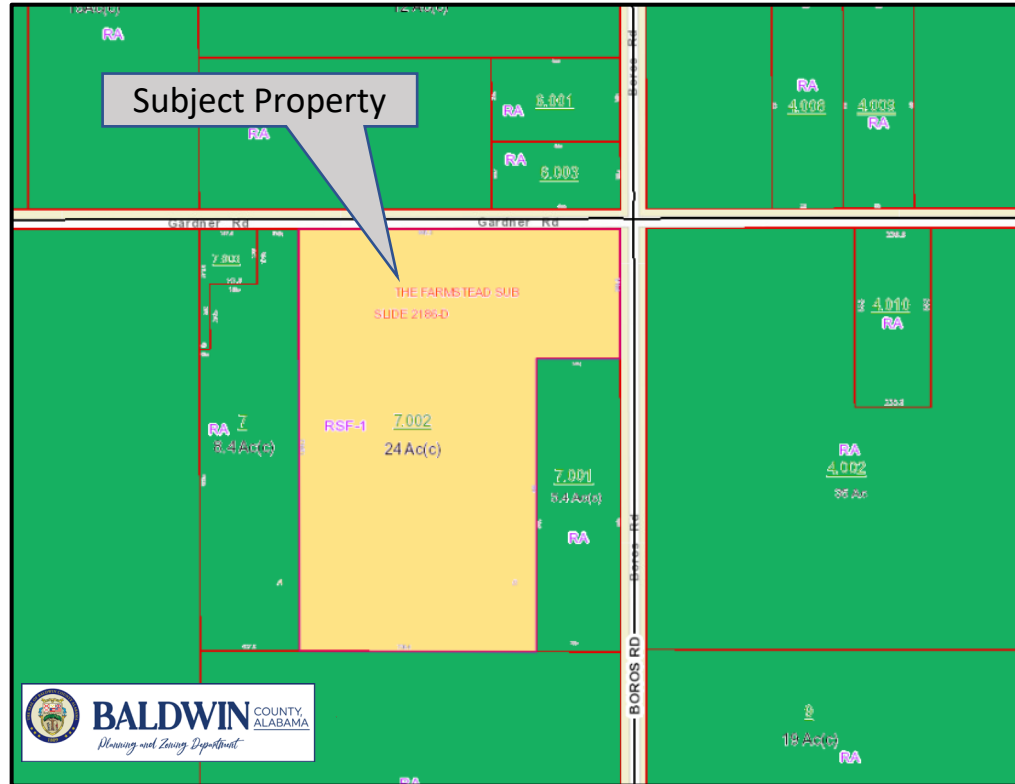
To view maps/plats in higher resolution please visit the “Upcoming Items” Planning and Zoning webpage:

[Baldwin County Planning Commission Upcoming Items](#)



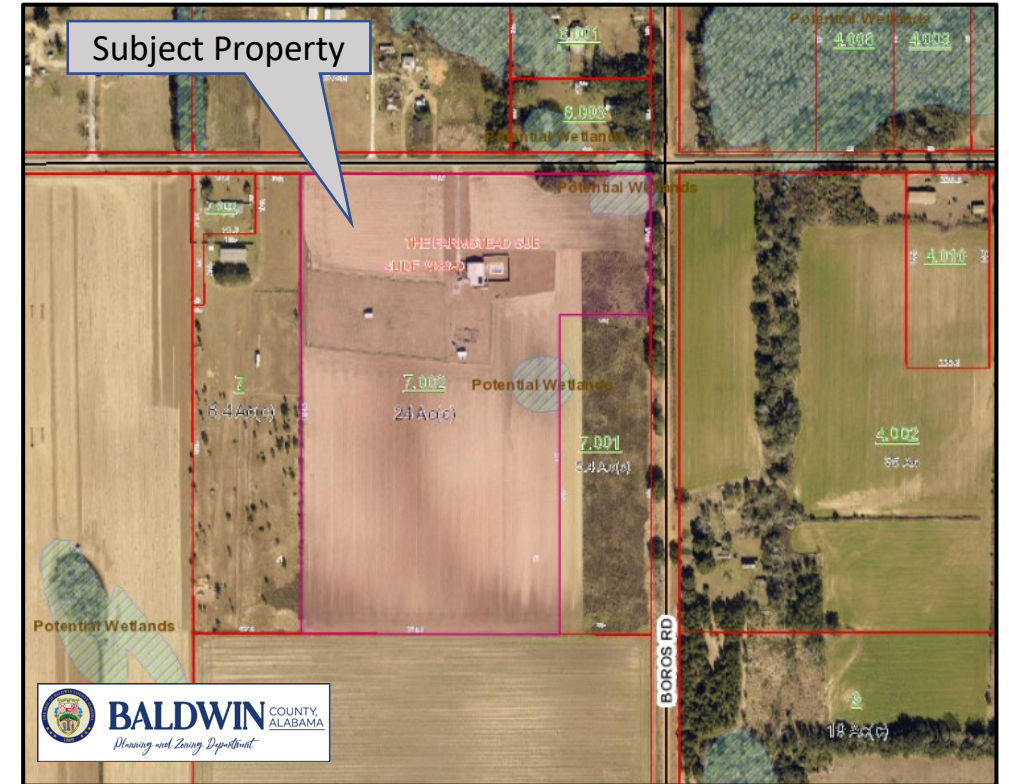


## Locator Map



	Adjacent Zoning
North	RA- Rural Agricultural
South	RA- Rural Agricultural
East	RA- Rural Agricultural
West	RA- Rural Agricultural

## Site Map



Adjacent Land Use
Residential
Vacant
Vacant
Residential



# Property Images

Feb 9, 2023 at 2:59:46 PM

Subject Property





# Property Images

Feb 9, 2023 at 3:02:33 PM

Adjoining Property to The East





# Property Images

Adjoining Property to The West



Feb 9, 2023 at 3:04:16 PM





# Property Images

Feb 9, 2023 at 3:00:08 PM

Property Across The Street





# Current Zoning Requirements for RSF-1

## 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



# Proposed Zoning Requirements for RA

## 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*).

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



## Factor Summary:

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

A brown square with a white checkmark icon and the number #1.	A brown square with a white checkmark icon and the number #2.	A brown square with a white checkmark icon and the number #3.	A brown square with a white checkmark icon and the number #4.	A brown square with a white checkmark icon and the number #5.	A brown square with a white checkmark icon and the number #6.
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?
A brown square with a white checkmark icon and the number #7.	A brown square with a white checkmark icon and the number #8.	A brown square with a white checkmark icon and the number #9.	A brown square with a white checkmark icon and the number #10.	A brown square with a white checkmark icon and the number #11.	
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.

# 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. Surrounding parcels in the immediate area are zoned RA. The adjacent uses are residential and commercial. **Staff feels that the requested change is compatible with the adjacent properties.**

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

County Zoning within Planning District 22 came into effect on November 19, 2002. The subject parcel was zoned RA at the time zoning was adopted. The property was rezoned to RSF1 in October 2005.

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

The Baldwin County Master Plan, 2013, provides future land use designations for properties located within the zoned areas of the County. **Staff perceives an agricultural use does conform with the master plan.**

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

Staff believes there will have no conflict with the proposed zoning change in public improvements.

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

**Staff does not believe the proposed change will adversely affect traffic patterns or congestion in the area as the majority of the area is residential.**



# Staff Analysis and Findings

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

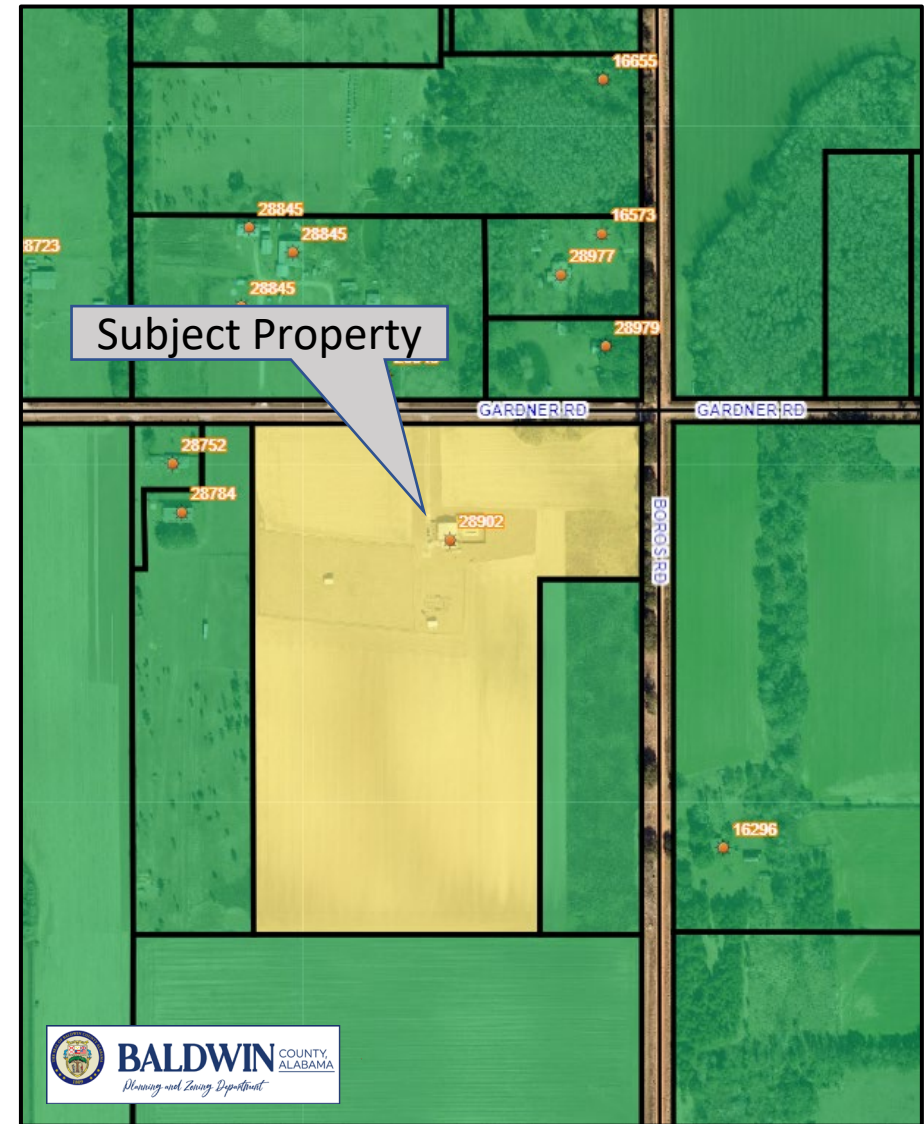
The surrounding land uses are agricultural. The owner would like to be rezoned to RA in order to be able to operate a equine rehabilitation and rescue facility. Staff believes the proposed amendment is consistent with the development patterns in the area.

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

The surrounding land uses are rural agricultural, vacant, and residential, with the adjacent properties zoned RA.

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

Staff believes that timing is not an issue.



# Staff Analysis and Findings

**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.

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

Staff does not anticipate any adverse impacts to the health, safety and welfare of the County and the vicinity.

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

N/A



# Agency Comments

- Baldwin County Highway Department, Tyler Mitchell: No Comments Received
- Subdivision Coordinator, Shawn Mitchell: No Comments Received
- Ashley Campbell, Natural Resource Planner: No Comments Received
- ADEM, Scott Brown: No Comments
- Corp of Engineers, Eric Buckelew: No Comments
- Baldwin County Board of Education: No Comments
- City of Fairhope: No Comments

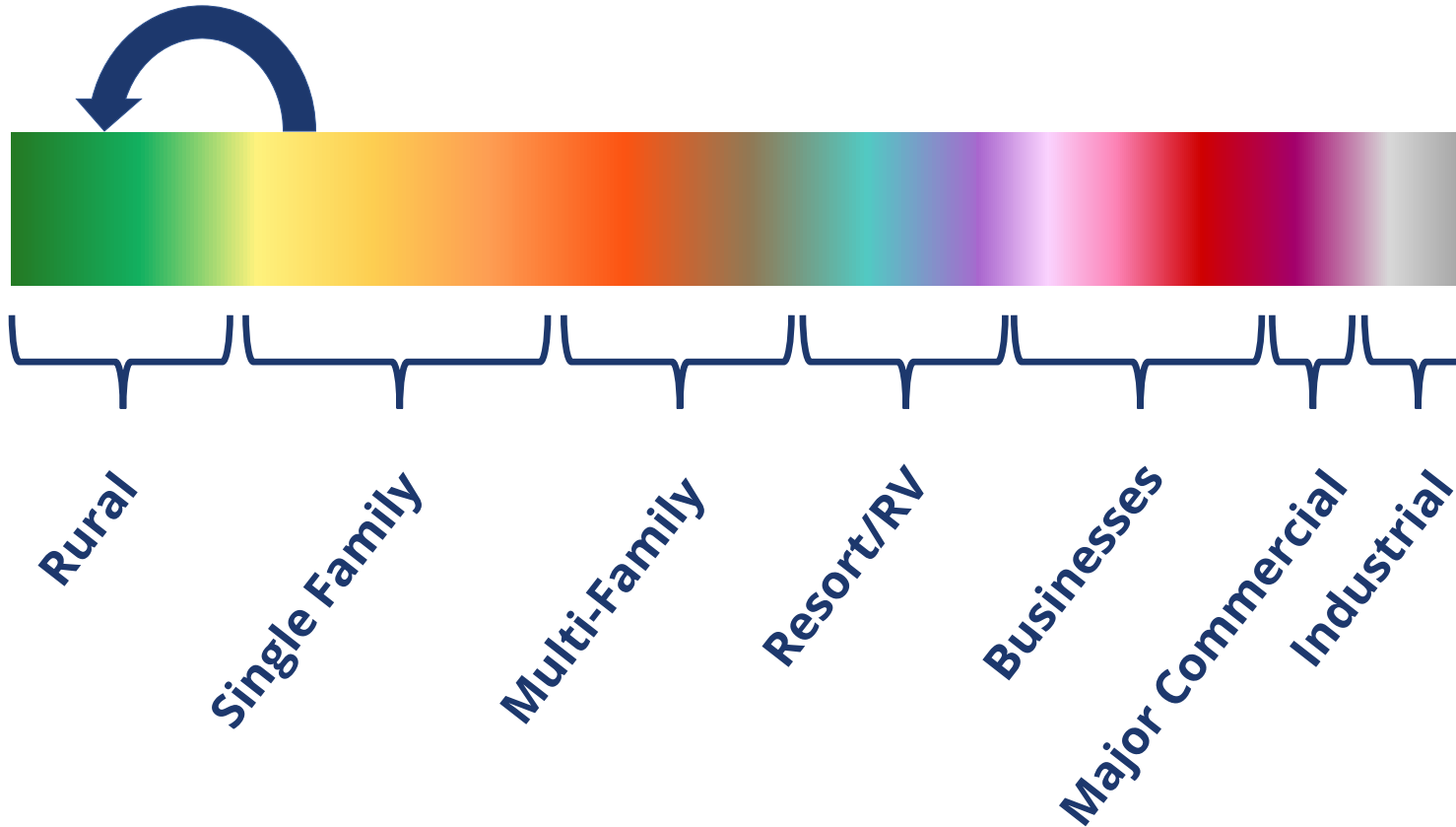
# Z23-1 BAIRD PROPERTY

## REZONING REQUEST FROM RSF-1 TO RA

Lead Staff: Fabia Waters, Planning Technician

Current Zoning:  
Single-Family  
District (RSF-1)

Proposed Zoning:  
Rural Agricultural



### Staff's Recommendation:

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

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