



Baldwin County Planning & Zoning Department

Baldwin County Commission Staff Report

Case No. Z-19016
Fountain 38 LLC Property
Rezone RSF-1, Single Family District to RSF-4, Single Family District
June 18, 2019

Subject Property Information

Planning District: 22
General Location: North side of U.S. Highway 98, west of Breman Road
Physical Address: 26815 U.S. Highway 98, Elberta
Parcel Numbers: 05-53-05-21-0-000-022.001
Existing Zoning: RSF-1, Single Family District
Proposed Zoning: RSF-4, Single Family District
Existing Land Use: Vacant
Proposed Land Use: Residential Subdivision
Acreage: 22.8± acres
Applicant: Lydia Franz
1343 W Fairway Drive
Gulf Shores, AL 36542
Owner: Fountain 38 LLC
PO Box 429
Pass Christian, MS 39571
Lead Staff: Linda Lee, Planner
Attachments: *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Residential and Agricultural	RA, Rural Agricultural District
South	Commercial	B-3, General Business District RA, Rural Agricultural District
East	Residential and Vacant	RSF-1, Single Family District
West	Residential and Agricultural	RA, Rural Agricultural District

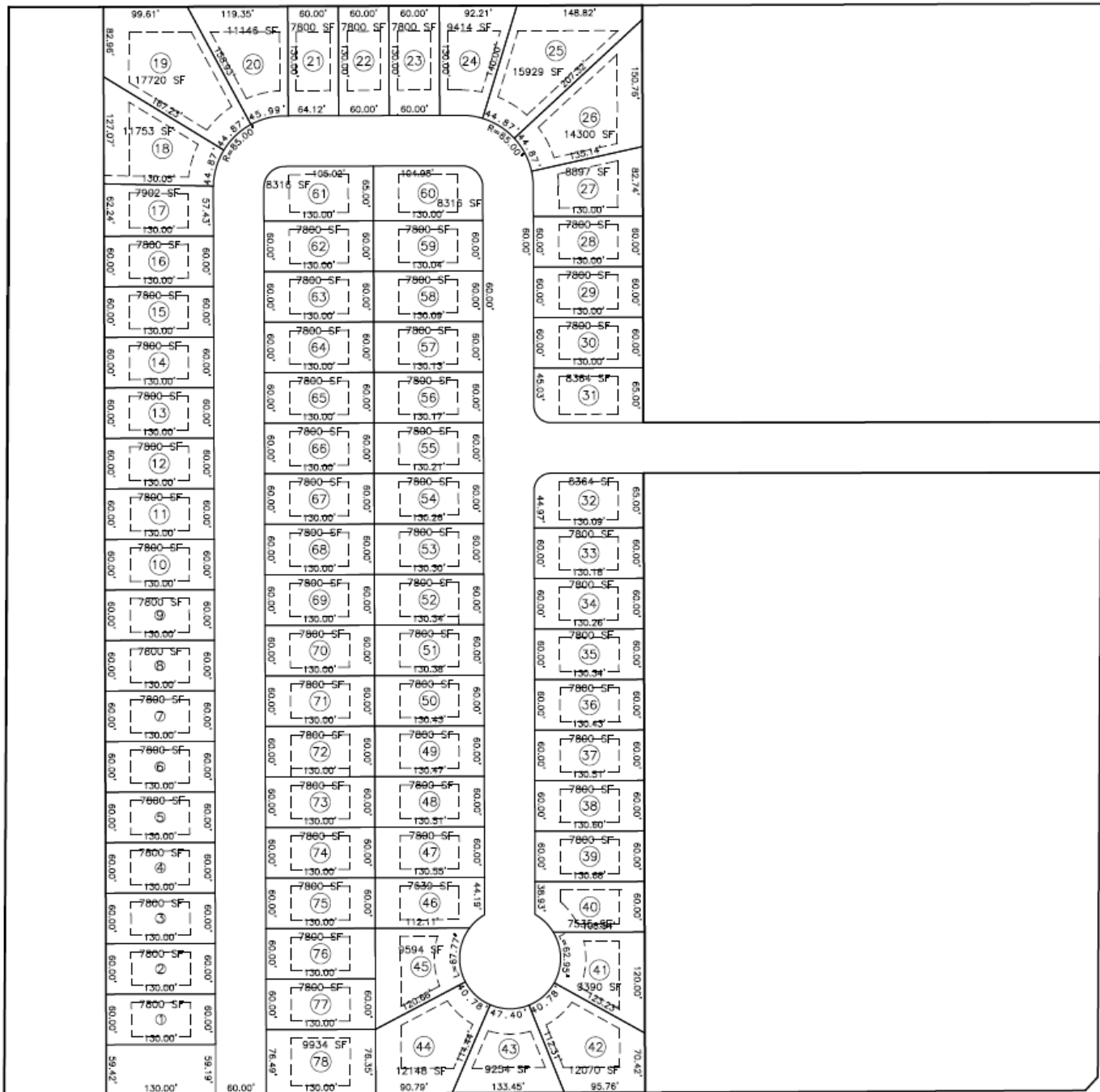
Summary

The subject property, which consists of approximately 22.8 acres, is currently zoned RSF-1, Single-Family District. The designation of RSF-4, Single Family District, has been requested for the purpose of establishing a residential subdivision with a density of 3.5 lots per acre and a total of 78 lots.

The Baldwin County Planning Commission considered this request at its May 2, 2019 meeting and voted to recommend DENIAL to the County Commission. Staff concurs with that recommendation.

*On rezoning applications, the County Commission will have the final decision.

Proposed Lot Layout



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

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

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

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

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

Maximum Height of Structure in Feet	35-Feet
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 4.5 RSF-4, Single Family District

4.5.1 Generally. This zoning designation is provided to afford the opportunity for the choice of a moderate density residential development consisting of single family homes.

4.5.2 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.

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

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

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

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

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

Maximum Height of Structure in Feet	35
Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area per Dwelling Unit	7,500 Square Feet
Minimum Lot Width at Building Line	60-Feet
Minimum Lot Width at Street Line	30-Feet
Maximum Ground Coverage Ratio	.35

Agency Comments

Baldwin County Subdivision Department:

From: Seth L. Peterson

Sent: Monday, April 15, 2019 1:21 PM

To: D Hart <DHart@baldwincountyal.gov>

Cc: Mary Booth <MBOOTH@baldwincountyal.gov>; Laurie Rumbaugh <LRUMBAUGH@baldwincountyal.gov>

Subject: RE: Z-19016 Fountain 38 LLC Property

DJ,

Subdivision approval in accordance with the subdivision regulations will be required prior to moving forward with subdividing the property. This can take place after the rezoning.

Thanks,
Seth

For the number of lots they are proposing we will need a traffic study. The traffic study will address any needed improvements to Breman or the intersection at 98.

ADEM: No comments received.

ALDOT:

From: Reed, Darrin [<mailto:reedd@dot.state.al.us>]

Sent: Wednesday, April 17, 2019 8:34 AM

To: D Hart <DHart@baldwincountyal.gov>

Subject: <EXTERNAL> RE: Z-19016 Fountain 38 LLC

No, I don't have any comments.

Thanks,

Darrin Reed
District 92 Permit Manager

Staff Analysis and Findings

The following factors for reviewing zoning amendments are found in Section 19.6 of the *Baldwin County Zoning Ordinance*. These factors are to be considered when an application is being reviewed for rezoning.

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

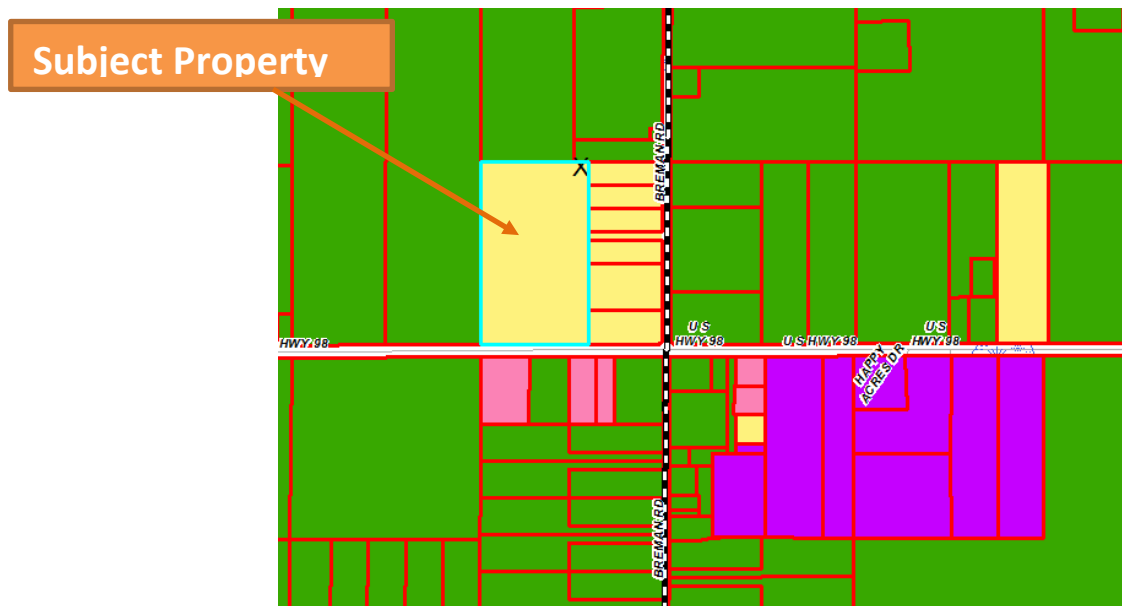
The subject property is currently vacant. The property adjoins State Highway 98 to the south. The adjoining properties are residential, commercial and agricultural.

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

The subject property was originally zoned RA, Rural Agricultural District. The owners requested an automatic rezoning to RSF-1 to allow for the single family subdivision containing seven, two acre lots. The perspective buyers would like to develop the land with a residential subdivision.

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

The Baldwin County Master Plan, 2013, provides a future land use designation of Residential for the subject property.



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

Staff is not aware of any conflicts.

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

The applicant is proposing to access the subdivision from Breman Road. Access to this site would require approval from the Baldwin County Highway Department. Seventy-eight lots with approximately ten trips per day would conceivably affect traffic patterns or congestion.

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

There are residential uses in this area. The proposed rezoning would allow for the proposed use.

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

See response to item number 6 which is listed above.

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

Timing is not a factor.

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

Staff doesn't anticipate any adverse impacts.

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.

N/A

Staff Comments and Recommendation

As stated previously, the subject property, which consists of approximately 22.8 acres, is currently zoned RSF-1, Single-Family District. The designation of RSF-4, Single Family District, has been requested for the purpose of establishing a residential subdivision with a density of 3.5 lots per acre.

The Baldwin County Planning Commission considered this request at its May 2, 2019 meeting and voted to recommend DENIAL to the County Commission. Staff concurs with that recommendation.

**On rezoning applications, the County Commission will have the final decision.*

Property Images





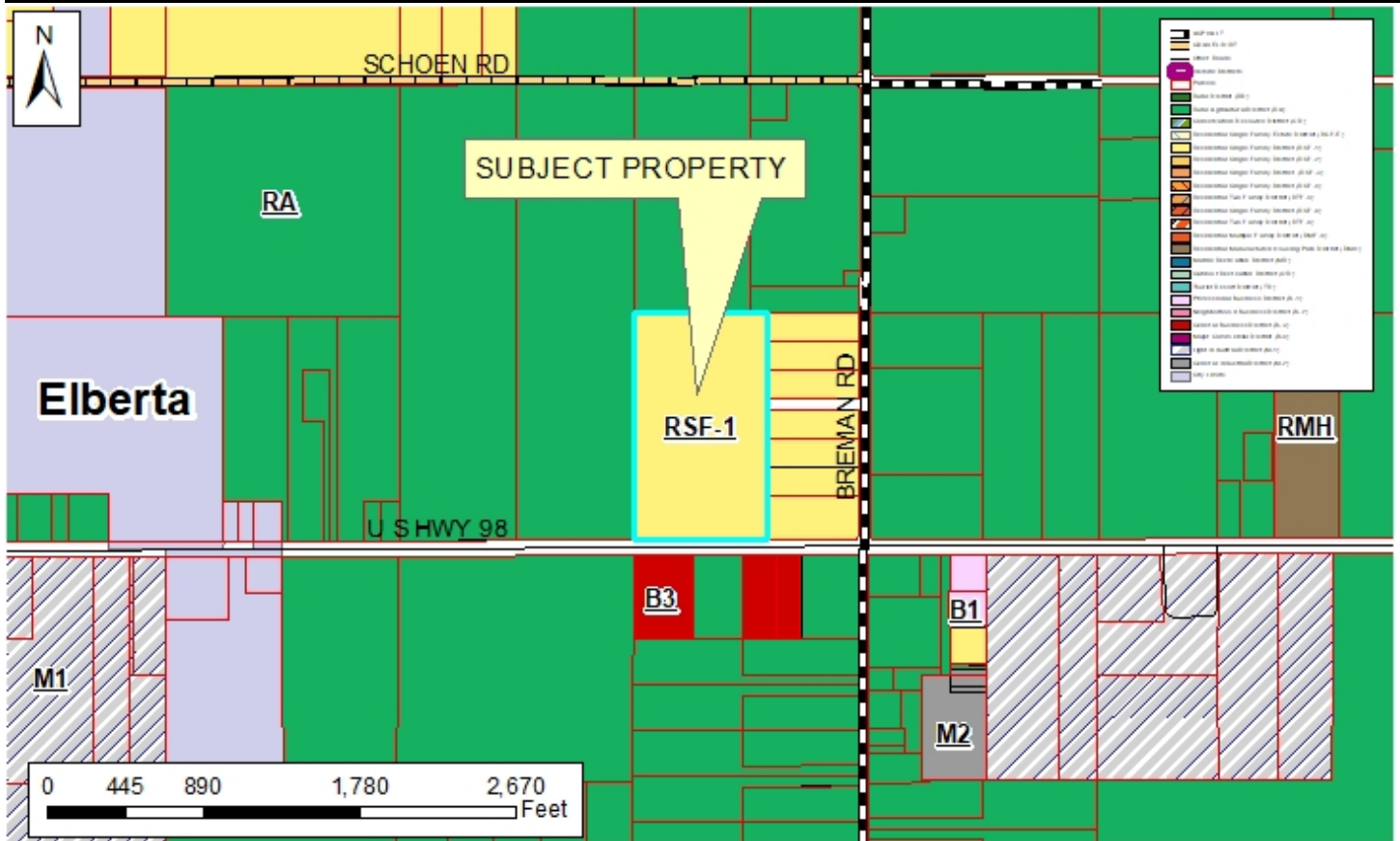




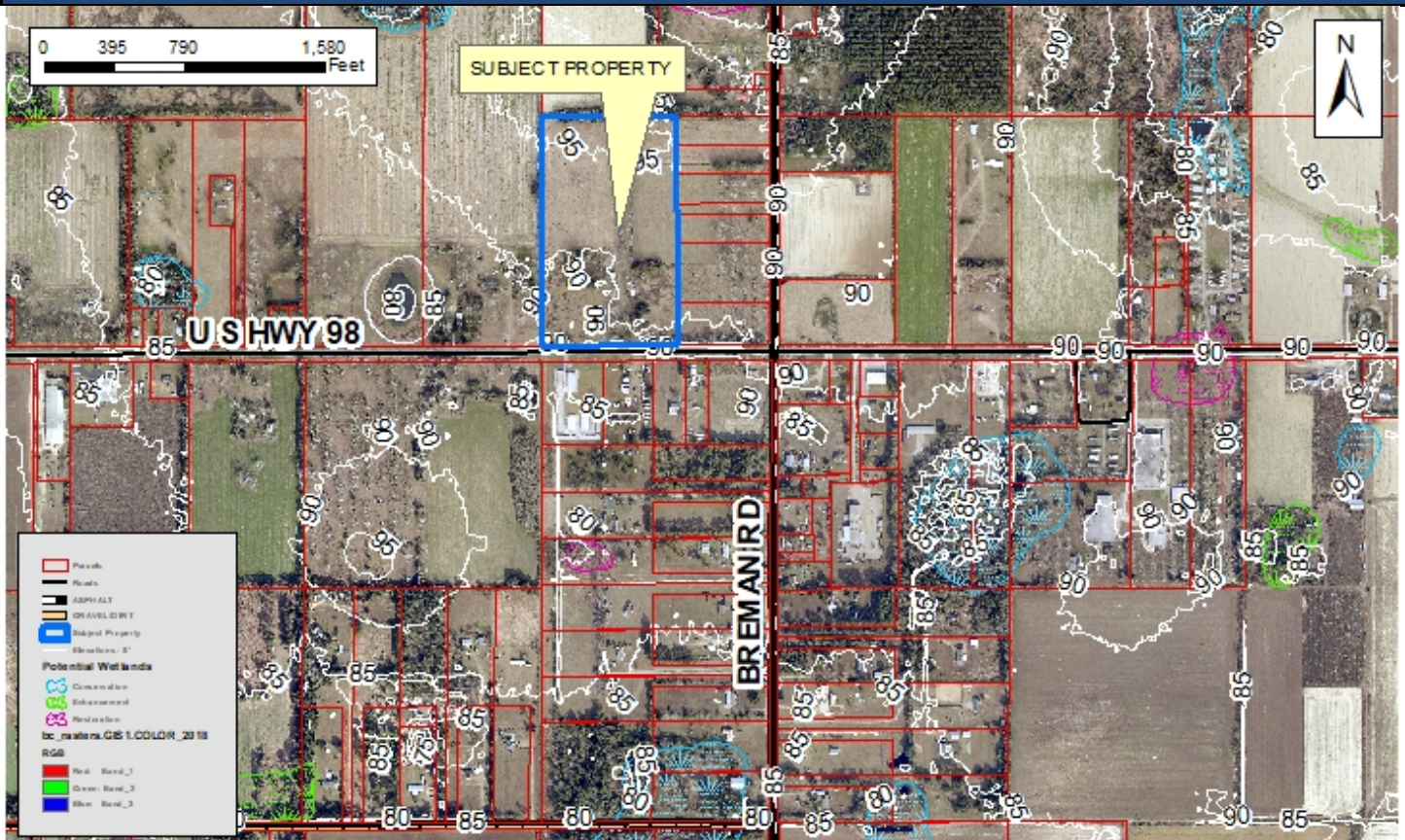
**ADJOINING PROPERTY
TO THE SOUTH**

03/26/2019

Locator Map



Site Map



Austin Letter in Opposition and Supporting Documents

Baldwin County Planning and Zoning Department
P.O. Box 220
Silverhill, AL 36576
Attn: Ms. DJ Hart

Dear Ms. Hart:

Thank you for taking time to update me on case #Z-19012 last week. I understand the application is withdrawn, but a new application has been submitted #Z19016 to request rezoning for RSF 4 from its present RSF 1. Please accept this letter as my strong objection to any change to the current rezoning of said property of which my current residence adjoins, and provide this letter to your staff and the Council. I apologize in advance for the length of this letter, but feel the necessity to fully inform the decision makers of my basis for objection.

My objection consist largely of five areas of concern:

- The request **does not satisfy Article 19.1** of the Zoning Ordinances. Specifically the request does not prove necessity to advance the general welfare of the County, but merely to confer a special benefit only to the applicants.
- The request is **not consistent with Article 19.6 (a), (b), (d), (e), (f) and (h).**
- **Diminished property values** in the immediate area for those who have recently made a significant investment in the area and the difficulty of those values to fully appreciate in the future.
- **Significant increase in volume of traffic** (over a 400% potential increase of what is currently zoned)
- My wife and I, as well as the other property owners of lots in The Grove of Elberta, purchased our present lots less than one year ago from the same owners who are now petitioning for the rezoning. We all purchased our lots with the knowledge of the RSF 1 zoning designation of the 22 acres behind us. Now that they have sold lots to us, they are trying to rezone in a fashion that will be detrimental to our property values, and increase the traffic tremendously. Knowing of their intension to rezone as such, would have changed the decision of myself and others to purchase our present lots. I have spoken to Steve Stachowski, the owner of lots 3&4, regarding this situation. Steve informed me that Jennifer Achee, who is a principal of Fountain 38 LLC (applicant) who is also the Seller's broker, informed him of their rezoning thoughts immediately after closing his lot. Steve specifically related that she waited until he sign all the closing documents for the sale to disclose this information. He told me he was very upset by this and expressed such and his objection of rezoning to Ms. Achee at that time. It is clear to me and Steve that this action is a clear act of withholding material information regarding the seller's intention of rezoning the adjacent property. Whether or not this is a willful act of deception or not, it would have affected our decision on the sale of our lots.

In an effort to support my opinion of the property value issue, I have attached a page from the appraisal on my recently constructed residence on lot 5. As you can see the cost of \$480,000 is not supported by the current market in Elberta as the appraised value is \$418,000. The cost approach to value was not considered strong enough based on the current market in the Elberta area. (I assure you I have not engaged in extravagant construction items that sometimes creates this.) Thus, a 13% under valuation of a recently built home was given. By introducing the potential for 80, low priced point, tract, homes adjacent to The Grove of Elberta will continue to support low values in the area, harming the adjacent property owners' value, hindering the growth of the tax base of Baldwin County and increasing county expenses due to the large increase in traffic. (My lot is adjacent to the access easement for the 22 acres). The only win in this scenario is for the developers, and it is to the detriment of people who have invested in the community for the long run. As a local commercial banker of 38 years, I am very familiar with property values and in the impact of a liberal change in zoning and how it can weaken values and drive stakeholders away from an area.

To my fourth point, the current RSF 1 designation of the adjacent 22 acres was a definitive metric in our decision to purchase the 2 acre, estate lot and constructing our residence. We knew this potential development on the 22 acres would create approximately 20 houses, but felt it would complement The Grove of Elberta lots and traffic from this would be nominal. The currently requested change would allow at least 80 houses, or *mobile homes* which would not support mid-priced range houses and would increase car traffic from the roughly 40 cars (2 per residence) to 160. Going from RSF1 to RSF4 is not a positive change to the area due to the sheer volume of traffic and its associated expenses to the county (road maintenance, fire and police protection) and the low price point of houses necessary to effect sales.

Finally, while everyone concerned about this change understands that zoning is never a constant, changes to current zoning should be about protecting current property owners' value and should benefit the local residents and the community as a whole. The request lacks all of these. As the applicants of the requested change are common to the sellers of our lot and the

lots of our neighbors, we feel that the owners waited to sell off the Grove of Elberta lots before their request to change the zoning of the 22 acres, knowing an RSF4 would hinder not only the timing of the sales of the Grove of Elberta, but also the price of the lots.

It is based on the above that we, again, strongly oppose the change in the zoning of the 22 acres in question and ask the Planning and Zoning Department to protect the current and future investment of the property owners of the Grove of Elberta lots by denying the zoning change.

Thank you and
Respectfully yours

Bruce and Renae Austin
13147 Breman Rd., Elberta, AL
Lot 5 – The Grove of Elberta

Article 19 Amendments to Official Zoning Map and Ordinances

Section 19.1 Purpose

The Official Zoning Map may be amended from time to time in accordance with the procedures and standards set forth in this Section. The purpose of this Section is not to relieve particular hardships, not to confer special privileges or rights on any person, but only to make adjustments to the Official Zoning Map that are necessary in light of changed conditions or changes in public policy or that are necessary to advance the general welfare of the County. Zoning text amendments may be necessary to further the County land use policies and to keep pace with current development trends.

Section 19.6 Factors for Reviewing Proposed Amendments

In deciding whether to recommend approval of a proposed amendment, or in deciding whether to adopt a proposed amendment, the Planning Commission and County Commission shall consider whether the proposed amendments is consistent with the following factors:

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

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

(c) Does proposed zoning better conform to the Master Plan?

(d) Will the proposed change conflict with existing or planned public improvements?

(e) Will the proposed change adversely affect traffic patterns or congestion?

(f) 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

(g) Is the proposed amendment the logical expansion of adjacent zoning districts?

(h) Is the timing of the request appropriate given the development trends in the area?

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

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

(k) Other matters which may be appropriate.

Uniform Residential Appraisal Report

DP54255

DP34205

File # 20181024-3302-1

There are 12 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 310,000 to \$ 530,000	
There are 18 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 300,000 to \$ 449,000	
FEATURE	SUBJECT
Address 12147 Brennan Rd Eberett, AL 36530-3435	15811 County Road 65 Eberett, AL 36530
Proximity to Subject	2.61 miles NE
Sale Price	\$ 383,000
Sale Price/Gross Liv. Area	\$ 147.41 sq ft
Data Source(s)	BCMLS# 266303.DCM 21
Verification Source(s)	BCMLS Closed Deed
VALUATION ADJUSTMENTS	DESCRIPTION DESCRIPTION +/- \$ Adjustment
Sale or Financing	Armltth Armltth
Concessions	Conv 500 0
Date of Sale/Time	10/18/18 03/18
Location	N. Res. N. Res.
Leasehold/Fee Simple	Fee Simple Fee Simple
Site	1.05 ac 2.80 ac
View	N. Res. N. Res.
Design (Style)	DT1 Traditional DT1 Ranch
Quality of Construction	C3 C3
Actual Age	0 13
Condition	C1 C3
Above Grade	Total Bdrms. Baths Total Bdrms. Baths
Room Count	7 3 2 1 7 3 2 1
Gross Living Area	2475 sq ft 2,886 sq ft
Basement & Finished	0sf 0sf
Rooms Below Grade	0sf 0sf
Functional Utility	Average Average
Heating/Cooling	FURN/Central FURN/Central
Energy Efficient Items	Typical of Market Typical of Market
Garage/Carport	2garldw 2garldw
Porch/Patio/Deck	C-Porch C-Porch
Fireplaces	0 0
Improvements	Workshp-KG2 Workshop-2
Improvements	Kitchen Expmt Kitchen Expmt
Net Adjustment (Total)	\$ 24,900 \$ 23,648
Adjusted Sale Price of Comparables	Net Adj. 6 % Gross Adj. 12 % \$ 417,900

☒ I did not research the sale or transfer history of the subject property and comparable sales. If not, explain:

There was a land sale noted within the previous three years for the subject per MLS, REARS, and conference with the owner. There are no other recorded sales for the comparables presented per BCMLS.

My research ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) REARS/MLM, Multiple Listing Service, County Tax Records, Verification With This Owner/Agent

My research ☒ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) BCMLS Closed, REARS, Deed

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer	06/05/2018			
Price of Prior Sale/Transfer	\$39,000			
Data Source(s)	REARS, BCMLS, Deed	REARS, BCMLS, Deed	REARS, BCMLS, Deed	REARS, BCMLS, Deed
Effective Date of Data Source(s)	10/31/2018	10/31/2018	10/31/2018	10/31/2018

Analysis of prior sale or transfer history of the subject property and comparable sales:

The subject property has transferred ownership by land sale within the previous three years per the appraiser's conversation with the owner, and research of the subject properties sales history based on public record. More weight was given to the market approach as it reflects the actions of the market participants. Sales data from the subject's research supports the subject's market value as presented in this report.

Summary of Sales Comparison Approach

Each comparable is located within the same real estate market as the subject or one of close comparison. Appropriate adjustments have been made to accommodate any differences between the subject property and the chosen comparables. The appraiser placed primary weight on comparable # 1 due to this sales location in the subject market area, recent sales date, and similar GLA. Comparables #2 and #3 were also weighted due to support of reconciliation by range. All sales presented support the reconciliation of this report by reasonable range, and the comparables presented are the best available under current market conditions. The subject's negotiation of market value based on market data available and presented does not support the total actual cost of the subject project. We are currently in a period of building cost increase for the geographical region of the subject due to many economic influences, and the cost to market value variation is somewhat common as of the date of report. Comparables as a grouping exceed the 15% net adjustment recommendation, as well as vary to the subject GLA by more than 20%. This is due to limited comparables of the subject site area and C1 condition.

Indicated Value by Sales Comparison Approach \$ 418,000

Indicated Value by Sales Comparison Approach \$ 418,000 Cost Approach (if developed) \$ 480,525 Income Approach (if developed) \$ 0

The cost and market approach were considered in the valuation process. More consideration is given to the market approach as it more precisely illustrates current market trends and activity.

This appraisal is made ☐ "as is," ☒ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or ☐ subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair.

Proposed Construction: As is market value \$140,000.00. See UAD attached addenda.

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 418,000 as of 10/30/2018, which is the date of inspection and the effective date of this appraisal.

Stachowski Opposition Letter and Supporting Documents

Steve Stachowski, Owner Lots 3&4 The Grove of Elberta (adjacent property)

Elberta, AL 36530

Phone: (901) 485-777 Email: skibreeze@gmail.com

4-23-2019

Baldwin County, Planning & Zoning Department

22251 Palmer Street

Robertsdale, AL 36567

Ref: Re-zoning Application Case No. Z-19016 Fountain 38 LLC Property Planning District 22

Dear Baldwin County, Planning & Zoning Department:

I am unable to attend the public hearing scheduled for Thursday May 2, 2019 and, therefore, submit my comments herein.

I purchased 2-2acre lots (3 and 4 on the attached plat map) from Fountain LLC in July 2018. In considering this purchase, I took into account the Plat and Covenants provided to me by the Seller. Fountain LLC's The Grove of Elberta Plat map refers to the large 22.85 acre parcel as "lot 1". Lot 1 is adjacent to the west boundary of my property (lot 3 and lot 4). The Covenants (attached) indicate that lot 1 is part of the Grove of Elberta and, thereby, required to abide by the restrictions outlined. Item three clearly restricts subdividing the lots.

I expect lot 1 to remain as shown on the Plat provided me last July at the closing on the purchase of my property and am adamantly against allowing this parcel to be subdivided any further than perceivably allowable under the RS-1 zoning classification.

If I need to complete any paperwork to formally file a complaint against this rezoning, please advise me on how best to proceed.

I appreciate your time and consideration involving this matter.

Respectfully,

Steve Stachowski

Enclosure: The Grove of Elberta Plat Map, The Grove of Elberta Covenants

Unsigned Covenants Submitted by Mr. Stachowski

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

FOR

LOTS 1-6, PHASE ONE

THE GROVE OF ELBERTA, A SUBDIVISION

STATE OF ALABAMA
COUNTY OF BALDWIN

WHEREAS, FOUNTAIN 38, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, is the Owner and Developer of certain real property located in Baldwin County, Alabama, and more particularly described on the recorded plat thereof recorded at Slide No:2633-E, in the office of the Judge of Probate of Baldwin County, Alabama.

WHEREAS, the Developer has caused the property described on said plat to be divided into a subdivision to be known as THE GROVE OF ELBERTA, which shall include the property described on said plat; and,

WHEREAS, the Developer for itself, its successors and assigns, desire to and hereby do restrict the use of the property described on said plat in the manner hereinafter set forth, for the purpose of preserving its character and value.

NOW, THEREFORE, the Developer for itself and its successors and assigns, do hereby declare that all of the property described on said plat shall be held, sold and conveyed, subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with the real property and be binding on all the parties having any right, title or interest in the described property or any part thereof, their heirs, successors, assigns and personal representatives, and these covenants shall inure to the benefit of each owner of any of the lands described therein.

1. All dwellings shall be used for the construction of single family residential dwellings. All dwellings shall have a minimum heated and cooled square footage of not less than 1,600 square feet.

2. No mobile home or manufactured home shall be allowed on any lot.

3. No lot may be resubdivided at any time in the future.
4. No dwelling, structure or other improvement shall be erected, placed or altered on any lot until a building permit has been issued by the proper authorities.
5. Any dwelling constructed on any lot shall be fully finished dwellings constructed of generally accepted building material and constructed using conventional methods of construction and shall be completed within twelve (12) months from the date the construction commenced.
6. No structure of a temporary nature, including, but not limited to, campers, recreational vehicles, basements, tents, shacks, garages or other structures shall be used on any lot at any time as a permanent dwelling. A lot owner may reside in a camper or other type of recreational vehicle during the construction of their permanent residence for a period not to exceed twelve (12) months provided that the camper or recreational vehicle shall have the proper method of sewage disposal approved by the Baldwin County Health Department during this period of time.
7. Accessory structures such as garage apartments, guest houses, pool houses, workshops, equipment sheds, animal shelters, greenhouses or other accessory structures may be allowed, however, such accessory structures shall be located in the rear yard area of the primary dwelling, except in the case of a garage apartment, which may be located adjacent to the primary dwelling.
8. No structure shall be constructed or placed nearer than 50 feet from the front and rear lot line or 25 feet from the side lot lines.
9. All driveways shall be constructed of concrete, asphalt, limestone rock or gravel. No dirt driveway shall be permitted.
10. All sewage disposal systems and water wells shall be properly installed and shall be permitted by the Baldwin County Health Department.
11. No signs of any type shall be installed, erected or displayed on any lot or structure, except for any real estate sign, which may be used by the Developer or any other Owner for the purpose of selling said lot or lots.

12. No noxious, immoral, illegal or offensive activity shall be carried out upon any parcel nor shall anything be done thereon which may be or become an annoyance or nuisance to the public.

13. All garbage, trash or waste shall be kept in sanitary containers and shall be hauled off or picked up on a regular basis. No garbage, trash or waste shall be burned on any lot. No garbage, trash, waste, lumbar, metal or bulk material of any kind shall be allowed to accumulate on any lot.

14. Any and all animals shall be kept under adequate fence and sanitary conditions so that they will not cause any damage, nuisance or inconvenience to any adjoining property owner. No swine shall be allowed on any lot.

15. In the event a dwelling or accessory structure is damaged or destroyed by fire or act of God, the owner shall repair, replace or completely remove the damaged or destroyed dwelling or structure within six (6) months from the date of the occurrence.

16. Easements and/or rights of ways are reserved on and over all parcels for the express benefits and use of utility installations and drainage. Said easements or rights of ways shall be 15 feet in width along the front and rear lot lines and 7 1/2 feet alongside lot lines. Said easements shall not be blocked or otherwise obstructed.

17. Only one dwelling unit shall be allowed on each lot, however, nothing shall prevent an owner of two or more adjoining lots comprising a single building site from building one single family dwelling on a combination of the lots. In which case, the side yard building set back lines shall be applied as if the combination of lots is one building site. Dwellings located on a combination of lots shall have a minimum heating and cooled square footage of 1600 feet.

18. Any equipment, commercial vehicles, recreational vehicles and boats must be stored in the rear yard area of any dwelling and shall be shielded from view by a privacy fence. No junk equipment, or junk vehicles of any kind which are not in good repair and running condition shall be allowed to remain on any lot.

19. All lots shall be sodded or seeded and landscaped upon completion of any dwelling or structure constructed on said lot. All lots shall be properly maintained at all times and shall not be allowed to become overgrown. Should any lot not be property

maintained or allowed to become overgrown, the Developer shall have the right to mow said lot at a cost of \$450.00 per cutting and shall be allowed to place a lien against the lot for this cost.

20. These Restrictive Covenants may be amended at any time by the Developer, so long as the Developer shall own any lot in the subdivision and thereafter, may be amended by a written declaration executed by at least three-fourths (3/4) of the lot owners and any such amendment shall be recorded in the Probate Court of Baldwin County, Alabama.

21. These Covenants, Conditions and Restrictions may be enforced by the Developer or any lot owner by filing an action for the enforcement of the same in a Court of competent jurisdiction in Baldwin County, Alabama, and should it become necessary to file such action, the non-prevailing party in such action shall be responsible for the payment of all court cost and attorney's fees of the prevailing party.

22. These Restrictive Covenants shall run with the land and shall be binding upon all parties and all persons claiming under them for a period of twenty-five (25) years from date hereof, at which time the covenants shall be automatically extended thereafter for successive 10-year periods.

Dated this _____ day of _____, 2018.

FOUNTAIN 38, LLC, DEVELOPER

BY: _____
M. C. Achee
It's Authorized Member

**DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS**

FOR

LOTS 2-8

THE GROVE OF ELBERTA

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 6/11/2018 10:07 AM
TOTAL \$ 22.00
4 Pages

1701047



STATE OF ALABAMA
COUNTY OF BALDWIN

WHEREAS, FOUNTAIN 38, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, is the Owner and Developer of certain real property located in Baldwin County, Alabama, and more particularly described as Lots 2-8 on the recorded plat thereof recorded at Slide No:2633-E, in the office of the Judge of Probate of Baldwin County, Alabama.

WHEREAS, the Developer has caused the property described on said plat to be divided into a subdivision to be known as THE GROVE OF ELBERTA, which shall include the property described on said plat; and,

WHEREAS, the Developer for itself, its successors and assigns, desire to and hereby do restrict the use of the property described on said plat in the manner hereinafter set forth, for the purpose of preserving its character and value.

NOW, THEREFORE, the Developer for itself and its successors and assigns, do hereby declare that all of the property described on said plat shall be held, sold and conveyed, subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with the real property and be binding on all the parties having any right, title or interest in the described property or any part thereof, their heirs, successors, assigns and personal representatives, and these covenants shall inure to the benefit of each owner of any of the lands described therein.

1. All dwellings shall be used for the construction of single family residential dwellings. All dwellings shall have a minimum heated and cooled square footage of not less than 1,600 square feet.

2. No mobile home or manufactured home shall be allowed on any lot.

3. No lot may be resubdivided at any time in the future.

4. No dwelling, structure or other improvement shall be erected, placed or altered on any lot until a building permit has been issued by the proper authorities.

5. Any dwelling constructed on any lot shall be fully finished dwellings constructed of generally accepted building material and constructed using conventional methods of construction and shall be completed within twelve (12) months from the date the construction commenced.

6. No structure of a temporary nature, including, but not limited to, campers, recreational vehicles, basements, tents, shacks, garages or other structures shall be used on any lot at any time as a permanent dwelling. A lot owner may reside in a camper or other type of recreational vehicle during the construction of their permanent residence for a period not to exceed twelve (12) months provided that the camper or recreational vehicle shall have the proper method of sewage disposal approved by the Baldwin County Health Department during this period of time.

7. Accessory structures such as garage apartments, guest houses, pool houses, workshops, equipment sheds, animal shelters, greenhouses or other accessory structures may be allowed, however, such accessory structures shall be located in the rear yard area of the primary dwelling, except in the case of a garage apartment, which may be located adjacent to the primary dwelling.

8. No structure shall be constructed or placed nearer than 50 feet from the front and rear lot line or 25 feet from the side lot lines.

9. All driveways shall be constructed of concrete, asphalt, limestone rock or gravel. No dirt driveway shall be permitted.

10. All sewage disposal systems and water wells shall be properly installed and shall be permitted by the Baldwin County Health Department.

11. No signs of any type shall be installed, erected or displayed on any lot or structure, except for any real estate sign, which may be used by the Developer or any other Owner for the purpose of selling said lot or lots.

12. No noxious, immoral, illegal or offensive activity shall be carried out upon any parcel nor shall anything be done thereon which may be or become an annoyance or nuisance to the public.

13. All garbage, trash or waste shall be kept in sanitary containers and shall be hauled off or picked up on a regular basis. No garbage, trash or waste shall be burned on any lot. No garbage, trash, waste, lumber, metal or bulk material of any kind shall be allowed to accumulate on any lot.

14. Any and all animals shall be kept under adequate fence and sanitary conditions so that they will not cause any damage, nuisance or inconvenience to any adjoining property owner. No swine shall be allowed on any lot.

15. In the event a dwelling or accessory structure is damaged or destroyed by fire or act of God, the owner shall repair, replace or completely remove the damaged or destroyed dwelling or structure within six (6) months from the date of the occurrence.

16. Easements and/or rights of ways are reserved on and over all parcels for the express benefits and use of utility installations and drainage. Said easements or rights of ways shall be 15 feet in width along the front and rear lot lines and 7 1/2 feet alongside lot lines. Said easements shall not be blocked or otherwise obstructed.

17. Only one dwelling unit shall be allowed on each lot, however, nothing shall prevent an owner of two or more adjoining lots comprising a single building site from building one single family dwelling on a combination of the lots. In which case, the side yard building set back lines shall be applied as if the combination of lots is one building site. Dwellings located on a combination of lots shall have a minimum heating and cooled square footage of 1600 feet.

18. Any equipment, commercial vehicles, recreational vehicles and boats must be stored in the rear yard area of any dwelling and shall be shielded from view by a privacy fence. No junk equipment, or junk vehicles of any kind which are not in good repair and running condition shall be allowed to remain on any lot.

19. All lots shall be sodded or seeded and landscaped upon completion of any dwelling or structure constructed on said lot. All lots shall be properly maintained at all times and shall not be allowed to become overgrown. Should any lot not be properly maintained or allowed to become overgrown, the Developer shall have the right to mow said lot at a cost of \$450.00 per cutting and shall be allowed to place a lien against the lot for this cost.

20. These Restrictive Covenants may be amended at any time by the Developer, so long as the Developer shall own any lot in the subdivision and thereafter, may be amended by a written declaration

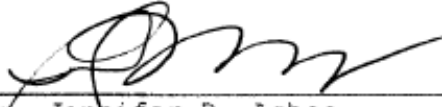
executed by at least three-fourths (3/4) of the lot owners and any such amendment shall be recorded in the Probate Court of Baldwin County, Alabama.

21. These Covenants, Conditions and Restrictions may be enforced by the Developer or any lot owner by filing an action for the enforcement of the same in a Court of competent jurisdiction in Baldwin County, Alabama, and should it become necessary to file such action, the non-prevailing party in such action shall be responsible for the payment of all court cost and attorney's fees of the prevailing party.

22. These Restrictive Covenants shall run with the land and shall be binding upon all parties and all persons claiming under them for a period of twenty-five (25) years from date hereof, at which time the covenants shall be automatically extended thereafter for successive 10-year periods.

Dated this 5 day of June, 2018.

FOUNTAIN 38, LLC, DEVELOPER


By: Jennifer R. Achee
Its: Authorized Member

CERTIFICATE OF AUTHORITY TO THE MAJORITY CONSENT
PLANNING COMMITTEE

I, the undersigned, as Director of the Illinois County Planning and Zoning Department, hereby approve the action of the Planning Committee of the City of Chicago, Illinois, to amend the 10 day of March, 1998.

Richard J. Cook
Director, Planning Department

[illegible]

~~SALES TAXES ON PRESCRIPTION DRUGS: A NATIONAL SURVEY~~

~~THE PURPOSE OF THIS SURVEY WAS TO DETERMINE THE~~
~~AMOUNT OF SALES TAXES ON PRESCRIPTION DRUGS~~
~~IN THE UNITED STATES. THE RESULTS OF THIS SURVEY~~
~~WILL BE USED TO DETERMINE THE EFFECT OF SALES~~
~~TAXES ON THE COST OF PRESCRIPTION DRUGS TO~~
~~CONSUMERS.~~

~~THIS SURVEY WAS CONDUCTED BY THE~~
~~U.S. DEPARTMENT OF HEALTH AND HUMAN SERVICES,~~
~~OFFICE OF THE ASSISTANT SECRETARY FOR~~
~~HEALTH POLICY AND PROGRAMS.~~

~~THE SURVEY WAS CONDUCTED IN 1991.~~
~~THE RESULTS OF THE SURVEY WILL BE~~
~~AVAILABLE IN THE NEAR FUTURE.~~

CERTIFICATE OF APPROVAL BY FEDERAL UTILITIES COMMISSION
 The Commission, as authorized by Public Utility, Chapter 161, Statutes of the State of Florida, has approved the rates filed for recordation of said rates by the applicant, subject to the following conditions:

STATEMENT OF APPROVAL BY BALDWIN ENG. (FRONT)

DATE: 12-11-2011 BY: Mr. J. J. J. J. J.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Alameda, California, this 11th day of December, 2011.

CLERK OF THE ALAMEDA COUNTY E-911 AGENCY

The *Gift* can be *Shipping* 2014

EDITORIAL STAFF OF THE JOURNAL OF THE PLANNING COMMISSION
100 NORTH 1ST ST. 2ND FLOOR, EASTON, MICHIGAN 48822
Telephone: (517) 335-1111 Fax: (517) 335-1112
E-mail: editorial@planningcommission.org

SEATTLE OFFICE OF THE BALDWIN COUNTY ENGINEERS
10000 10TH AVENUE, S.W. SEATTLE, WA 98148
TEL: (206) 462-1000 FAX: (206) 462-1001

[Signature]

[illegible]

1995) and the fact that the majority of the respondents were male (80%) and that the majority of the respondents were from the private sector (70%) are also consistent with the findings of the literature.

[illegible]

10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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[illegible]

Applicant's Response

To: Baldwin County Planning and Zoning Department Staff

Linda,

Thank you for forwarding me the adjacent property owners comments and objections to our requested zoning change on the property located at 26815 US Hwy 98 Elberta, AL.

I would like to first address the comments that Fountain 38 LLC purposely misled the owners of lots 2 through 8 of The Grove of Elberta or misrepresented their intent in any way. This is not the case, as the property is currently on the market and under contract to Summer Breeze LLC. The contract allows for the purchaser to request a zoning change to obtain appropriate zoning to allow for feasible development. Given the market demand is currently appropriate for affordable housing, not estate homes, the highest and best use as well as the economically feasible use of the property supports smaller lots and homes in the \$200,000 to \$300,000 range.

There has in fact been a change in conditions for development as now public sewer service is available on the North side of Hwy 98 that directly feeds to the property. Having public sewer available changes the conditions and allows for smaller lots by way of no longer being limited to the use of septic systems.

The covenants that were sent by Mr. Stachowski are not the covenants that are recorded, and the actual covenants that are recorded and govern The Grove apply to lots 2-8, and not lot 1. Therefore there is no restriction on lot 1 that would disallow for subdivision or zoning changes on Lot 1.

The allowable number of lots under RSF-1 would be 33 lots, not 20. RSF-1 would also allow for Mobile homes to be placed on those lots which would certainly be detrimental to the adjacent property owners values.

The purpose of the zoning change to RSF-4 is to provide quality, affordable housing for the Elberta market, which is currently lacking this type of product. As Baldwin County continues to grow, the natural pattern of growth is concentric which spreads from City centers outward to provide reasonable access to jobs, schools, and services. The zoning change is consistent with the current development pattern for the county.

The average household income within a 5 minute drive time of the property is \$54,452 per year. By limiting development to estate size lots and homes the county would be eliminating the availability of affordable homes to the existing and future population of the area.

The 2018 population within a 5 minute drive time of the property was 2050 people. The projected population for the same area in 2023 is 2276 people. It only stands to reason that the additional population will create the demand for additional homes. If lot sizes are limited to larger lots, then the amount of money that can be spent on the structure will be reduced based on the average income, which would then result in lesser quality and the continued addition of mobile and manufactured homes in the area. The resulting development would be detrimental to property values for the overall area, where the development of mid level affordable site built homes would benefit the area as a whole and increase the County Tax base, not reduce it.

As to the increase in traffic, that is inevitable as the population of Baldwin County grows, however the proposed zoning change will allow for increased per square foot lot values which allows for the expense of a full ALDOT Traffic Study and professional full study of the best access management practices.

In conclusion, the average household income for the area **does** support the need for the proposed type of development, and there is a demand in the market for the type of site built sturdy homes that it would provide. The larger lots that RSF-1 allows for are simply not cost effective to meet the current market demand.

I hope this answers your questions and concerns. Thank you for your time and consideration.

Sincerely,

Lydia Franz

RE/MAX of Orange Beach

Applicant

Just another point in addition that I forgot to put in my letter.

The statement that an adjacent subdivision would create a negative impact on property values is purely speculation. Given the fact that an appraiser would never use a subdivision spec home for a comparable sale to a custom built home on a 2 acre lot, there is absolutely no evidence that supports the property owners claim that the development of smaller lots would negatively impact his property value.

If anything, he simply over built given the average income and demand for the area.



Demographic and Income Comparison Profile

26815 US-98, Elberta, Alabama, 36530
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 30.41446
Longitude: -87.56773

	5 minutes	10 minutes	15 minutes
Census 2010 Summary			
Population	1,776	6,787	24,182
Households	694	2,774	10,188
Families	501	1,916	6,956
Average Household Size	2.54	2.44	2.36
Owner Occupied Housing Units	532	2,044	7,446
Renter Occupied Housing Units	162	730	2,742
Median Age	41.5	42.9	45.7
2018 Summary			
Population	2,050	7,961	28,753
Households	799	3,225	12,004
Families	567	2,181	8,041
Average Household Size	2.55	2.46	2.38
Owner Occupied Housing Units	623	2,410	8,934
Renter Occupied Housing Units	177	816	3,070
Median Age	42.7	44.2	47.9
Median Household Income	\$34,483	\$40,630	\$48,047
Average Household Income	\$54,452	\$57,732	\$64,804
2023 Summary			
Population	2,276	8,799	31,874
Households	885	3,554	13,264
Families	623	2,384	8,818
Average Household Size	2.56	2.47	2.39
Owner Occupied Housing Units	705	2,703	9,992
Renter Occupied Housing Units	180	852	3,272
Median Age	43.9	45.2	49.2
Median Household Income	\$43,589	\$47,995	\$54,148
Average Household Income	\$63,794	\$67,648	\$74,575
Trends: 2018-2023 Annual Rate			
Population	2.11%	2.02%	2.08%
Households	2.07%	1.96%	2.02%
Families	1.90%	1.80%	1.86%
Owner Households	2.50%	2.32%	2.26%
Median Household Income	4.80%	3.39%	2.42%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

April 25, 2019



Demographic and Income Comparison Profile

26815 US-98, Elberta, Alabama, 36530
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 30.41446
Longitude: -87.56773

2018 Households by Income	5 minutes		10 minutes		15 minutes	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	121	15.1%	450	14.0%	1,378	11.5%
\$15,000 - \$24,999	138	17.3%	483	15.0%	1,561	13.0%
\$25,000 - \$34,999	145	18.1%	451	14.0%	1,450	12.1%
\$35,000 - \$49,999	67	8.4%	501	15.5%	1,790	14.9%
\$50,000 - \$74,999	171	21.4%	589	18.3%	2,429	20.2%
\$75,000 - \$99,999	49	6.1%	317	9.8%	1,549	12.9%
\$100,000 - \$149,999	64	8.0%	261	8.1%	1,090	9.1%
\$150,000 - \$199,999	27	3.4%	92	2.9%	347	2.9%
\$200,000+	15	1.9%	82	2.5%	410	3.4%
Median Household Income	\$34,483		\$40,630		\$48,047	
Average Household Income	\$54,452		\$57,732		\$64,804	
Per Capita Income	\$21,461		\$23,525		\$27,063	

2023 Households by Income	5 minutes		10 minutes		15 minutes	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	118	13.3%	433	12.2%	1,313	9.9%
\$15,000 - \$24,999	135	15.3%	453	12.7%	1,466	11.1%
\$25,000 - \$34,999	144	16.3%	429	12.1%	1,387	10.5%
\$35,000 - \$49,999	71	8.0%	515	14.5%	1,821	13.7%
\$50,000 - \$74,999	198	22.4%	681	19.2%	2,737	20.6%
\$75,000 - \$99,999	63	7.1%	422	11.9%	1,986	15.0%
\$100,000 - \$149,999	92	10.4%	370	10.4%	1,525	11.5%
\$150,000 - \$199,999	40	4.5%	132	3.7%	472	3.6%
\$200,000+	23	2.6%	120	3.4%	556	4.2%
Median Household Income	\$43,589		\$47,995		\$54,148	
Average Household Income	\$63,794		\$67,648		\$74,575	
Per Capita Income	\$25,081		\$27,450		\$31,008	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

April 25, 2019



Demographic and Income Comparison Profile

26815 US-98, Elberta, Alabama, 36530
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 30.41446
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2010 Population by Age	5 minutes		10 minutes		15 minutes	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	101	5.7%	397	5.8%	1,430	5.9%
Age 5 - 9	111	6.2%	405	6.0%	1,324	5.5%
Age 10 - 14	126	7.1%	419	6.2%	1,285	5.3%
Age 15 - 19	125	7.0%	417	6.1%	1,338	5.5%
Age 20 - 24	96	5.4%	371	5.5%	1,275	5.3%
Age 25 - 34	186	10.5%	754	11.1%	2,644	10.9%
Age 35 - 44	224	12.6%	801	11.8%	2,566	10.6%
Age 45 - 54	289	16.3%	996	14.7%	3,325	13.7%
Age 55 - 64	239	13.5%	976	14.4%	3,487	14.4%
Age 65 - 74	172	9.7%	727	10.7%	2,998	12.4%
Age 75 - 84	85	4.8%	414	6.1%	1,960	8.1%
Age 85+	21	1.2%	112	1.6%	549	2.3%

2018 Population by Age	5 minutes		10 minutes		15 minutes	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	111	5.4%	439	5.5%	1,547	5.4%
Age 5 - 9	119	5.8%	454	5.7%	1,508	5.2%
Age 10 - 14	126	6.1%	448	5.6%	1,478	5.1%
Age 15 - 19	116	5.7%	407	5.1%	1,343	4.7%
Age 20 - 24	111	5.4%	413	5.2%	1,434	5.0%
Age 25 - 34	257	12.5%	993	12.5%	3,256	11.3%
Age 35 - 44	244	11.9%	897	11.3%	2,944	10.2%
Age 45 - 54	274	13.4%	987	12.4%	3,225	11.2%
Age 55 - 64	314	15.3%	1,211	15.2%	4,389	15.3%
Age 65 - 74	237	11.6%	1,033	13.0%	4,317	15.0%
Age 75 - 84	108	5.3%	513	6.4%	2,442	8.5%
Age 85+	32	1.6%	166	2.1%	871	3.0%

2023 Population by Age	5 minutes		10 minutes		15 minutes	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	119	5.2%	466	5.3%	1,647	5.2%
Age 5 - 9	130	5.7%	503	5.7%	1,630	5.1%
Age 10 - 14	143	6.3%	528	6.0%	1,679	5.3%
Age 15 - 19	135	5.9%	476	5.4%	1,549	4.9%
Age 20 - 24	104	4.6%	380	4.3%	1,411	4.4%
Age 25 - 34	264	11.6%	990	11.2%	3,321	10.4%
Age 35 - 44	273	12.0%	1,036	11.8%	3,347	10.5%
Age 45 - 54	292	12.8%	1,042	11.8%	3,325	10.4%
Age 55 - 64	341	15.0%	1,274	14.5%	4,588	14.4%
Age 65 - 74	288	12.7%	1,235	14.0%	5,249	16.5%
Age 75 - 84	148	6.5%	677	7.7%	3,127	9.8%
Age 85+	39	1.7%	195	2.2%	1,003	3.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

April 25, 2019



Demographic and Income Comparison Profile

26815 US-98, Elberta, Alabama, 36530
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 30.41446
Longitude: -87.56773

2010 Race and Ethnicity	5 minutes		10 minutes		15 minutes	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,656	93.3%	5,926	87.3%	20,714	85.7%
Black Alone	17	1.0%	404	6.0%	1,698	7.0%
American Indian Alone	14	0.8%	53	0.8%	180	0.7%
Asian Alone	13	0.7%	36	0.5%	183	0.8%
Pacific Islander Alone	0	0.0%	3	0.0%	13	0.1%
Some Other Race Alone	41	2.3%	243	3.6%	974	4.0%
Two or More Races	34	1.9%	122	1.8%	420	1.7%
Hispanic Origin (Any Race)	68	3.8%	474	7.0%	1,866	7.7%

2018 Race and Ethnicity	5 minutes		10 minutes		15 minutes	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,888	92.1%	6,858	86.1%	24,381	84.8%
Black Alone	19	0.9%	473	5.9%	1,918	6.7%
American Indian Alone	17	0.8%	68	0.9%	231	0.8%
Asian Alone	24	1.2%	68	0.9%	338	1.2%
Pacific Islander Alone	0	0.0%	3	0.0%	13	0.0%
Some Other Race Alone	47	2.3%	297	3.7%	1,204	4.2%
Two or More Races	54	2.6%	195	2.4%	669	2.3%
Hispanic Origin (Any Race)	77	3.8%	576	7.2%	2,299	8.0%

2023 Race and Ethnicity	5 minutes		10 minutes		15 minutes	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,081	91.5%	7,527	85.6%	26,831	84.2%
Black Alone	20	0.9%	518	5.9%	2,100	6.6%
American Indian Alone	21	0.9%	81	0.9%	277	0.9%
Asian Alone	31	1.4%	87	1.0%	437	1.4%
Pacific Islander Alone	0	0.0%	3	0.0%	14	0.0%
Some Other Race Alone	53	2.3%	338	3.8%	1,378	4.3%
Two or More Races	68	3.0%	244	2.8%	836	2.6%
Hispanic Origin (Any Race)	91	4.0%	677	7.7%	2,714	8.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

April 25, 2019



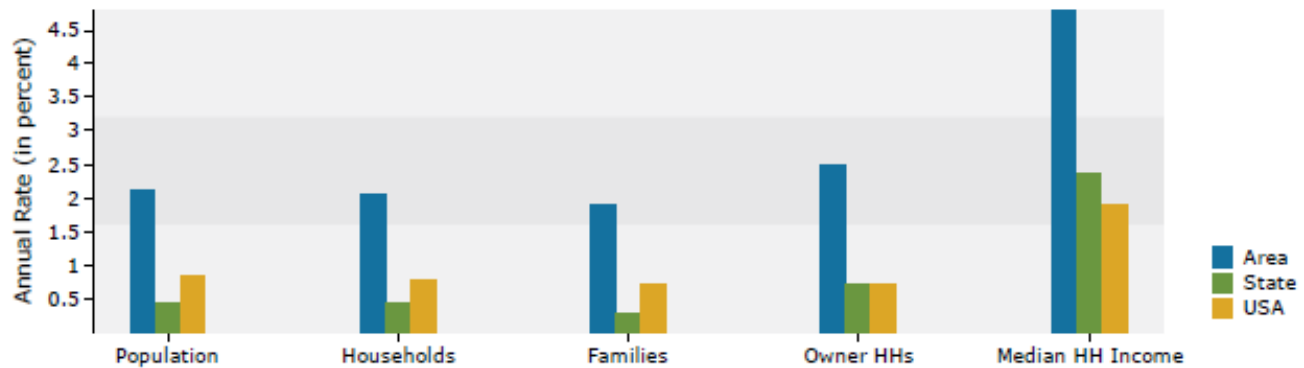
Demographic and Income Comparison Profile

26815 US-98, Elberta, Alabama, 36530
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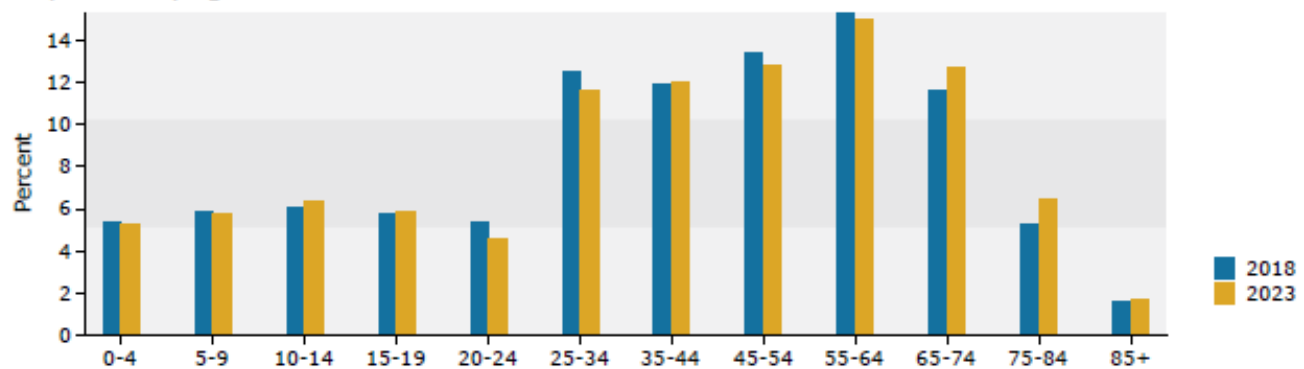
Prepared by Esri
Latitude: 30.41446
Longitude: -87.56773

5 minutes

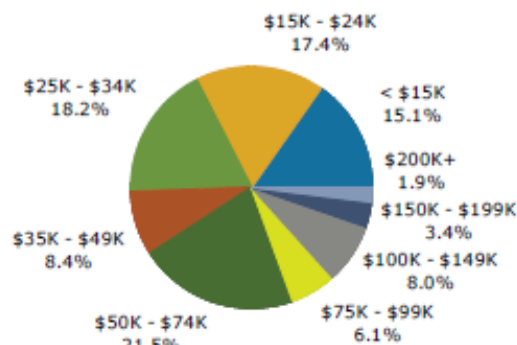
Trends 2018-2023



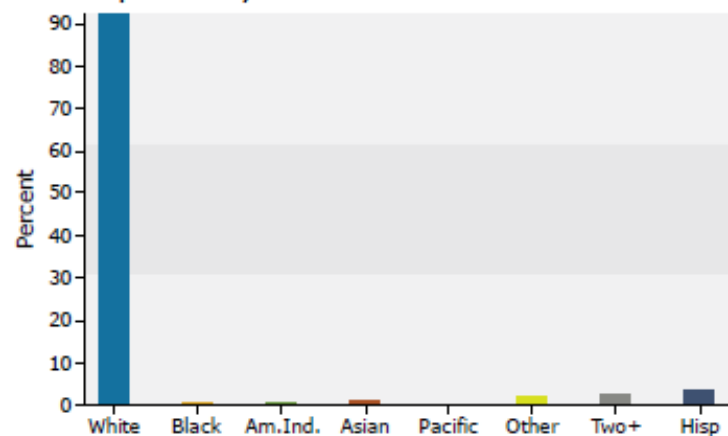
Population by Age



2018 Household Income



2018 Population by Race





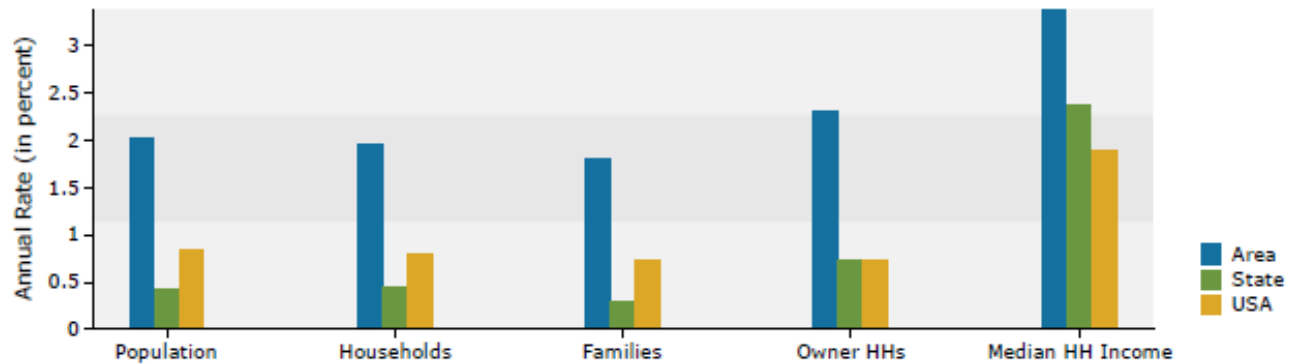
Demographic and Income Comparison Profile

26815 US-98, Elberta, Alabama, 36530
Drive Time: 5, 10, 15 minute radii

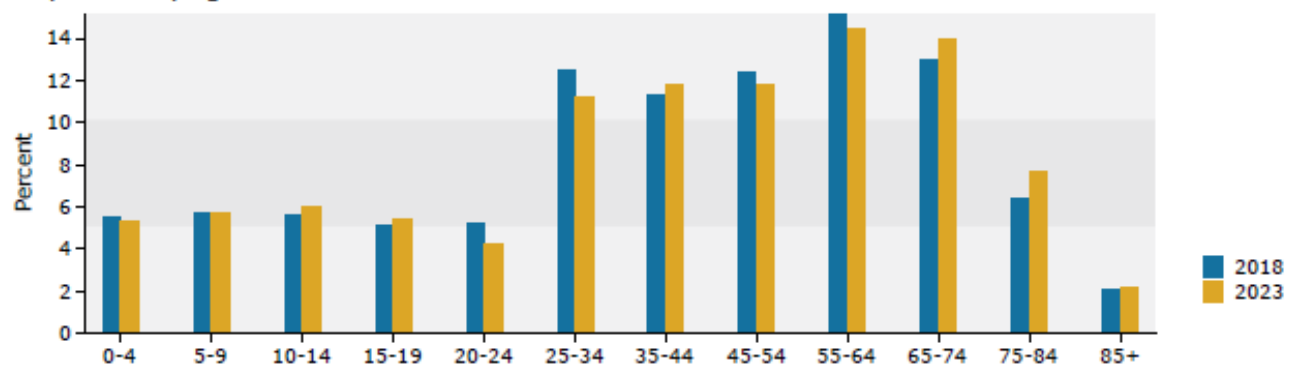
Prepared by Esri
Latitude: 30.41446
Longitude: -87.56773

10 minutes

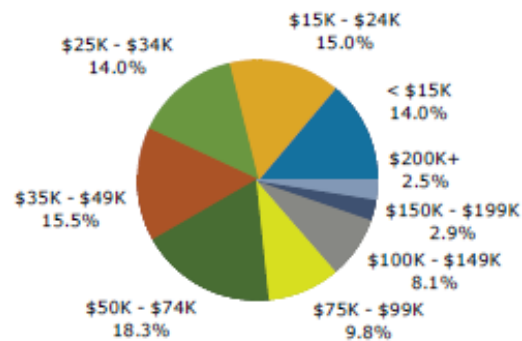
Trends 2018-2023



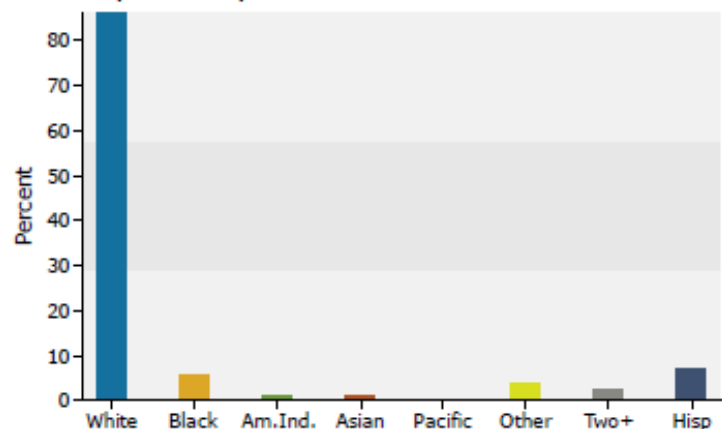
Population by Age



2018 Household Income



2018 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

April 25, 2019



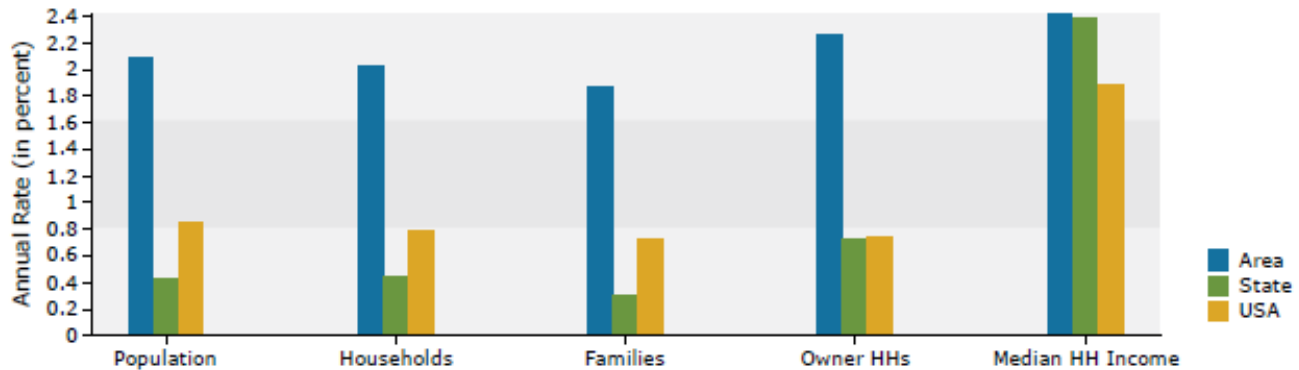
Demographic and Income Comparison Profile

26815 US-98, Elberta, Alabama, 36530
Drive Time: 5, 10, 15 minute radii

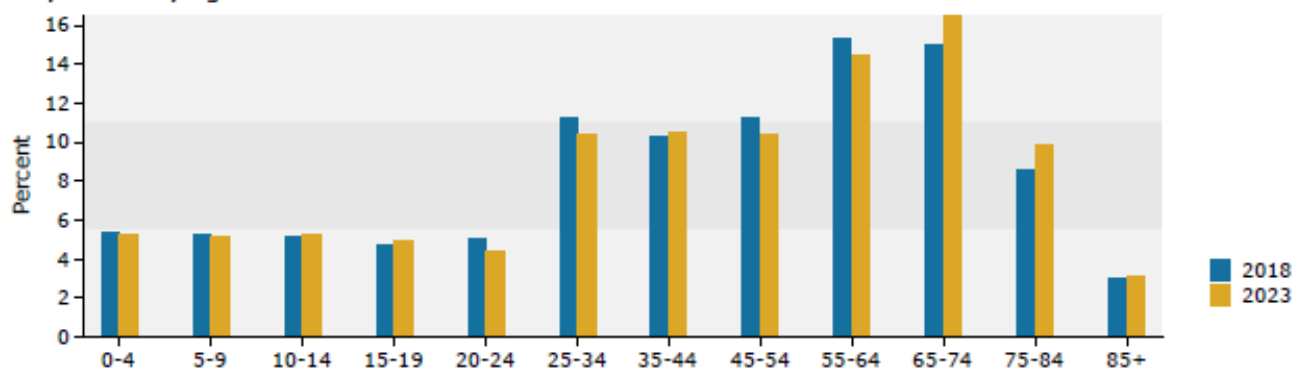
Prepared by Esri
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Longitude: -87.56773

15 minutes

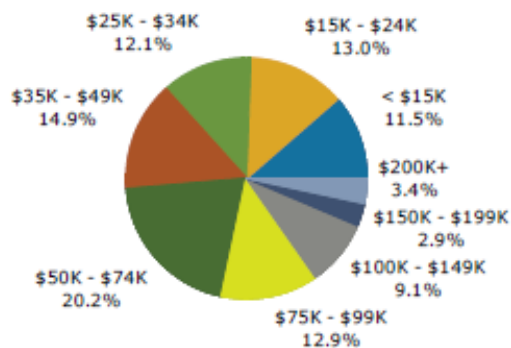
Trends 2018-2023



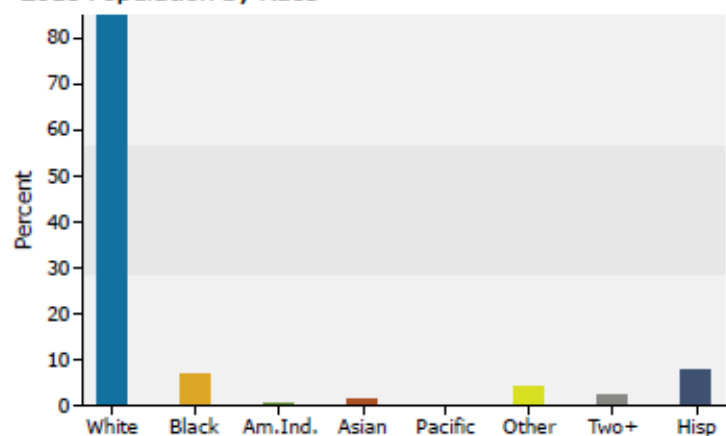
Population by Age



2018 Household Income



2018 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

April 25, 2019

Joe Schoen Comments

Fax 251 972 8520.

Baldwin Planning
& Zoning Commission

Re. Rezoning 22 acres from
RSF-1 to RSF-4. Case No. 2.19016

I, Joe Schoen, own 20 acres
directly north of the 22
acres concerning the change.
I will not be able to attend
the meeting on May 2, 2019
in Robertsdale.

My property consists of
15 acres of farming land.
Bird hunters use the
farm land during dove season.

Please inform me of how
rezoning will affect my
property. The Baumann
family owns the property
directly west of the 22
acres. Their land is farming
property.

Joe Schoen
102 Southern St
Pensacola, FL 32506