



Baldwin County Planning & Zoning Department

Baldwin County Commission Staff Report

Agenda Item

Case No. Z-19023

Shoenight Property

Rezone RMF-6, Multi Family District to B-3, General Business District

July 16, 2019

Subject Property Information

Planning District: 30
General Location: South side of County Road 12 S, West of Willow Lake Estates Subdivision
Physical Address: 20524 County Road 12 S
Parcel Numbers: 05-61-05-16-0-001-010.001
Existing Zoning: RMF-6, Multi-Family District
Proposed Zoning: B-3, General Business District
Existing Land Use: Residential
Proposed Land Use: Storage Business for Boats and RVs
Acreage: 4.5± acres of 25± acre parcel
Applicant: Paul E. Shoenight, Jr.
PO Box 156
Foley, AL 36535
Owner: Paul E. Shoenight, Jr.
Lead Staff: Linda Lee, Planner
Attachments: *Within Report*

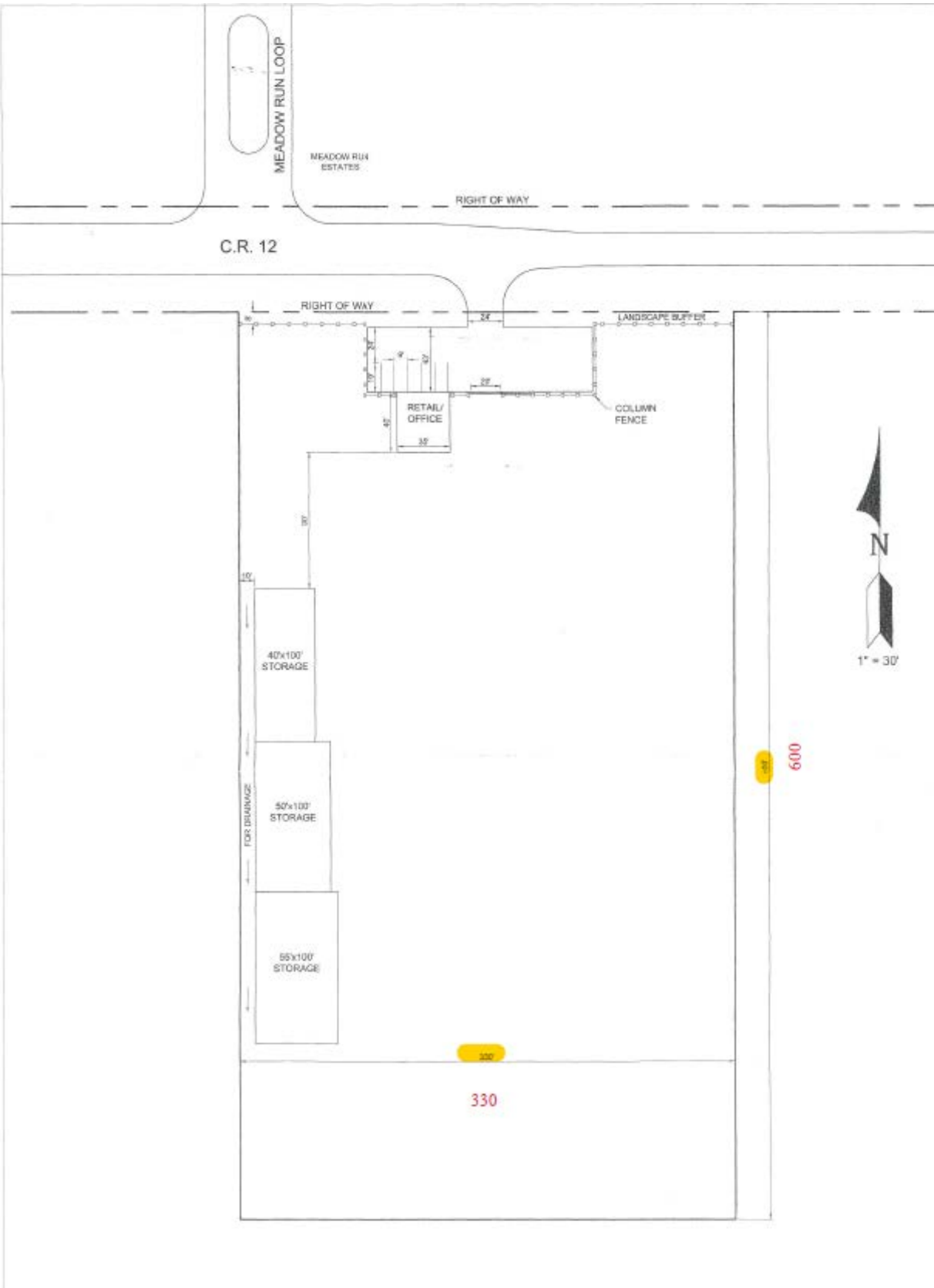
	Adjacent Land Use	Adjacent Zoning
North	Residential	City of Foley (PUD)
South	Vacant	RA, Rural Agricultural District RMF-6, Multi-Family District
East	Residential and Vacant	City of Foley (R1-D) RMF-6, Multi-Family District
West	Vacant and Forested Timberland	City of Foley (GPH-1) RA, Rural Agricultural District

Summary

The subject property, which consists of 25 acres, is currently zoned RMF-6, Multi-Family District and RA, Rural Agricultural District. The designation of B-3 General Business District, has been requested for approximately 4.5 acres of the subject property for the purpose of establishing a storage business for boats and recreational vehicles. If this rezoning request is approved the applicant would also need Conditional Use approval for the proposed storage business.

The Baldwin County Planning Commission considered this request at its June 6, 2019 meeting and voted to recommend DENIAL to the County Commission. Staff concurs with that recommendation.

Plot Plan of 4.5 acre Portion Requested to be Rezoned



Section 4.9 RMF-6, Multiple Family District

4.9.1 *Generally.* The intent of this zoning designation is to provide the opportunity for multiple family residential development.

4.9.2 *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) Multiple family dwellings.
- (e) Two family dwellings.
- (f) Single family dwellings including manufactured housing and mobile homes.
- (g) Accessory structures and uses.
- (h) The following institutional use: church or similar religious facility.

4.9.3 *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.

4.9.4 *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:

- (a) The following local commercial use: bed and breakfast or tourist home (see *Section 13.11: Bed and Breakfast Establishments*).
- (b) Boarding house, rooming house, lodging house, or dormitory.
- (c) Fraternity or sorority house.

4.9.5 *Area and dimensional ordinances (single family and two family).* 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
Maximum Density	6 Dwelling Units per Acre

Minimum Lot Area/Dwelling Unit	6,500 Square Feet
Minimum Lot Width at Building Line	60-Feet
Minimum Lot Width at Street Line	30-Feet
Maximum Ground Coverage Ratio	.35

4.9.6 *Area and dimensional ordinances (multiple family).* 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	25-Feet
Minimum Rear Yard	25-Feet
Minimum Side Yards	25-Feet
Maximum Density	6 Dwelling Units per Acre
Minimum Lot Area	22,000 Square Feet
Minimum Lot Width at Building Line	100-Feet
Minimum Lot Width at Street Line	50-Feet
Maximum Ground Coverage Ratio	.80

4.9.7 *Townhouses.* 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	25-Feet
Minimum Rear Yard	25-Feet
Minimum Side Yards	10-Feet (exterior wall side yards)
Maximum Density	6 Dwelling Units per Acre
Minimum Lot Area/Dwelling Unit	2,500 Square Feet
Minimum Lot Width at Building Line	25-Feet
Minimum Lot Width at Street Line	25-Feet
Maximum Ground Coverage Ratio	.80

Proposed Zoning Requirements

Section 5.3 B-3, General Business District

5.3.1 *Purpose and intent.* The purpose of this district is to provide for a variety of retail uses and services in free-standing parcels or shopping centers to serve the community's general commercial needs. This district shall only be applied at appropriate locations: to conveniently meet these needs; in conformance with the goals, objectives and policies and location criteria of the Comprehensive Plan; compatible with the surrounding land uses and zoning districts; where it will not adversely impact the facilities and services of the County; where it will not set a precedent for the introduction of inappropriate uses into an area; and so as not to encourage non-residential strip development along streets

5.3.2 *Permitted uses.* The following uses are permitted as of right, or as uses accessory to permitted uses in the B-3, General Business District:

- | | |
|--|--------------------------------|
| (a) All uses permitted by right under the B-2 zoning designation | (d) Animal clinic/kennel |
| (b) Air conditioning sales and service | (e) Arboretum |
| (c) Amusement arcade | (f) Auto convenience market |
| | (g) Automobile service station |

- (h) Bakery, wholesale
- (i) Ball field
- (j) Bicycle sales and service
- (k) Bowling alley
- (l) Business machine sales and service
- (m) Business school or college
- (n) Butane gas sales
- (o) Cemetery
- (p) City hall or courthouse
- (q) Country club
- (r) Department store
- (s) Discount/variety store
- (t) Drug store
- (u) Elevator maintenance service
- (v) Exterminator service office
- (w) Farmer's market/truck crops
- (x) Firing range
- (y) Fitness center or gym
- (z) Florist
- (aa) Fraternity or sorority house
- (bb) Fruit and produce store
- (cc) Funeral home
- (dd) Golf course
- (ee) Golf driving range
- (ff) Grocery store

- (gg) Landscape sales
- (hh) Marine store and supplies
- (ii) Miniature golf
- (jj) Mini-warehouse
- (kk) Night club, bar, tavern
- (ll) Nursery
- (mm) Office equipment and supplies sales
- (nn) Park or playground
- (oo) Pawn shop
- (pp) Pet shop
- (qq) Plumbing shop
- (rr) Printing/publishing establishment
- (ss) Restaurant sales and supplies
- (tt) Riding academy
- (uu) Rug and/or drapery cleaning service
- (vv) Seafood store
- (ww) Sign shop
- (xx) Skating rink
- (yy) Stone monument sales
- (zz) Swimming pool (outdoor)
- (aaa) Taxidermy
- (bbb) Teen club or youth center
- (ccc) Tennis court (outdoor)
- (ddd) Wildlife sanctuary
- (eee) YMCA, YWCA

5.3.3 **Conditional uses.** The following uses are permissible as conditional uses in the B-3: General Commercial District, subject to the standards and procedures established in *Section 18.11: Conditional Use*:

- (a) Airport
- (b) Ambulance/EMS service
- (c) Amusement park
- (d) Armory
- (e) Auditorium, stadium, coliseum
- (f) Automobile parts sales
- (g) Automobile repair (mechanical and body)
- (h) Automobile storage (parking lot, parking garage)**
- (i) Barge docking
- (j) Boat sales and service
- (k) Broadcasting station
- (l) Building materials
- (m) Bus and railroad terminal facility
- (n) College or university
- (o) Convalescent or nursing home
- (p) Correctional or penal institution
- (q) Dog pound
- (r) Electric power substations
- (s) Farm implements
- (t) Flea market
- (u) Freight depot, rail or truck
- (v) Home improvement center
- (w) Hotel or motel
- (x) Hospital

- (y) Landfill
- (z) Maintenance facility/storage yard for schools, government agencies, and telephone and cable companies
- (aa) Manufactured housing sales, service and repair
- (bb) Marina
- (cc) Motorcycle sales service and repair
- (dd) Movie theatre
- (ee) Radio/television tower
- (ff) Railroad facility
- (gg) Recreational vehicle park
- (hh) Recreational vehicle sales service, and repair
- (ii) Restaurant, drive-in
- (jj) Restaurant, fast-food
- (kk) Sewage treatment plant
- (ll) Taxi dispatching station
- (mm) Taxi terminal
- (nn) Telephone exchange
- (oo) Water or sewage pumping station
- (pp) Water storage tank
- (qq) Wireless telecommunication facility
- (rr) Zoo

5.3.4 Area and dimensional ordinances.

Maximum Height of Structure in Feet	40
Maximum Height of Structure in Habitable Stories	3
Minimum Front Yard	40-Feet
Minimum Rear Yard	25-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	20,000 Square Feet
Maximum Impervious Surface Ratio	.70
Minimum Lot Width at Building Line	80-Feet
Minimum Lot Width at Street Line	60-Feet

5.3.5 *Lighting standards.* The maximum height of exterior lights shall be 25-feet. The intensity, location, and design of lighting shall be such that not more than one foot candle of light is cast upon adjacent property or public rights-of-way. Light fixtures shall be designed to cast light downward. Where necessary, cut-off devices shall be used to minimize glare off premises. No light shall be aimed directly toward a property designated residential, which is located within 200-feet of the source of the light.

5.3.6 *Distance between structures.* If there is a separation between any two principal structures on the same parcel, said separation shall be a minimum of 15-feet or a distance equal to one-half the sum of their heights, whichever is the greater.

5.3.7 *Landscaping and buffering.* All B-3, General Business District, uses shall meet the requirements of *Article 17: Landscaping and Buffers*.

Agency Comments

Baldwin County Highway Department:

From: Frank Lundy

Sent: Friday, May 24, 2019 2:39 PM

To: D Hart <DHart@baldwincountyal.gov>

Subject: FW: Z-19023

The Maintenance Section does not have any comments.

Thanks,
Frank

Baldwin County Subdivision Department:

From: Seth L. Peterson

Sent: Friday, May 17, 2019 1:00 PM

To: D Hart <DHart@baldwincountyal.gov>

Cc: Laurie Rumbaugh <LRUMBAUGH@baldwincountyal.gov>

Subject: RE: Z-19023

DJ,

A commercial turnout permit will be required for accessing CR 12 if the applicant obtains the rezoning and moves forward.

Thanks,
Seth

ADEM: No comments received.

ALDOT: No comments received.

Municipality:



Baldwin County Planning & Zoning Department
Attn: DJ Hart
PO Box 220
Silverhill, AL 36576

May 20, 2019

RE: ~~Shoenight~~ Property – Case No.Z-19023

Dear Sirs,

We appreciate the opportunity to respond to this application for rezoning.

This property is adjacent to the City of Foley. Specifically, it is adjacent to Meadow Run Subdivision and Willow Lakes Subdivision. These are established residential subdivisions. On behalf of those citizens, as well as other Foley residents in the area, we would request a fenced buffer be provided around this use. A privacy fence with landscaping to protect the view & noise from these residents homes and yards would be desirable.

Please let us know if you have any questions.

Sincerely,

Miriam Boutwell

Miriam Boutwell, AICP, CFM, MPA
Community Development Director
Planner/Building Official

MAYOR: John E. Koniar

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Kathryn Taylor

COUNCIL MEMBERS: J. Wayne Trawick; Vera Quaites; Ralph G. Hellmich; Cecil R. Blackwell; Charles Ebert III

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 portion of the subject property requested to be rezoned is vacant. The property adjoins County Road 12 to the north. The adjoining properties are vacant, residential, church, and golf course. This portion of County Road 12 doesn't have any County commercially zoned properties. Much of this area is in the city of Foley.

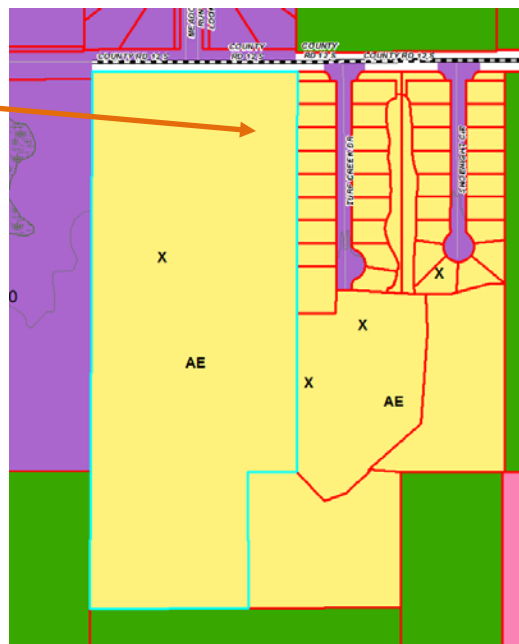
2.) Has there been a change in the conditions upon which the original zoning designation was based? Have land uses or conditions changed since the zoning was established?

Planning District 30 zoning map was adopted in February 1995. Staff is unaware of any zoning changes in the immediate area on County Road 12 S. There are some County commercially zoned properties on Brinks Willis Road to the south.

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. Approval of the rezoning will result in an amendment of the Future Land Use Map to commercial.

Subject Property



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

Staff is not aware of any planned public improvements.

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

Per the Federal Highway Administration the functional classification of County Road 12 east of South Hickory Street is major collector. Collectors serve a critical role in the roadway network by gathering traffic from Local Roads and funneling them to the Arterial network. The traffic going to and from the storage business could have an impact on traffic patterns or congestion. Access to this site would require approval from Baldwin County Highway Department.

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 adjacent properties are zoned for residential and agricultural uses.

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.

Although the Baldwin County Zoning Ordinance requires a twenty-five foot buffer for commercial properties adjacent to residential uses, it does not require a buffer for property within a municipality.

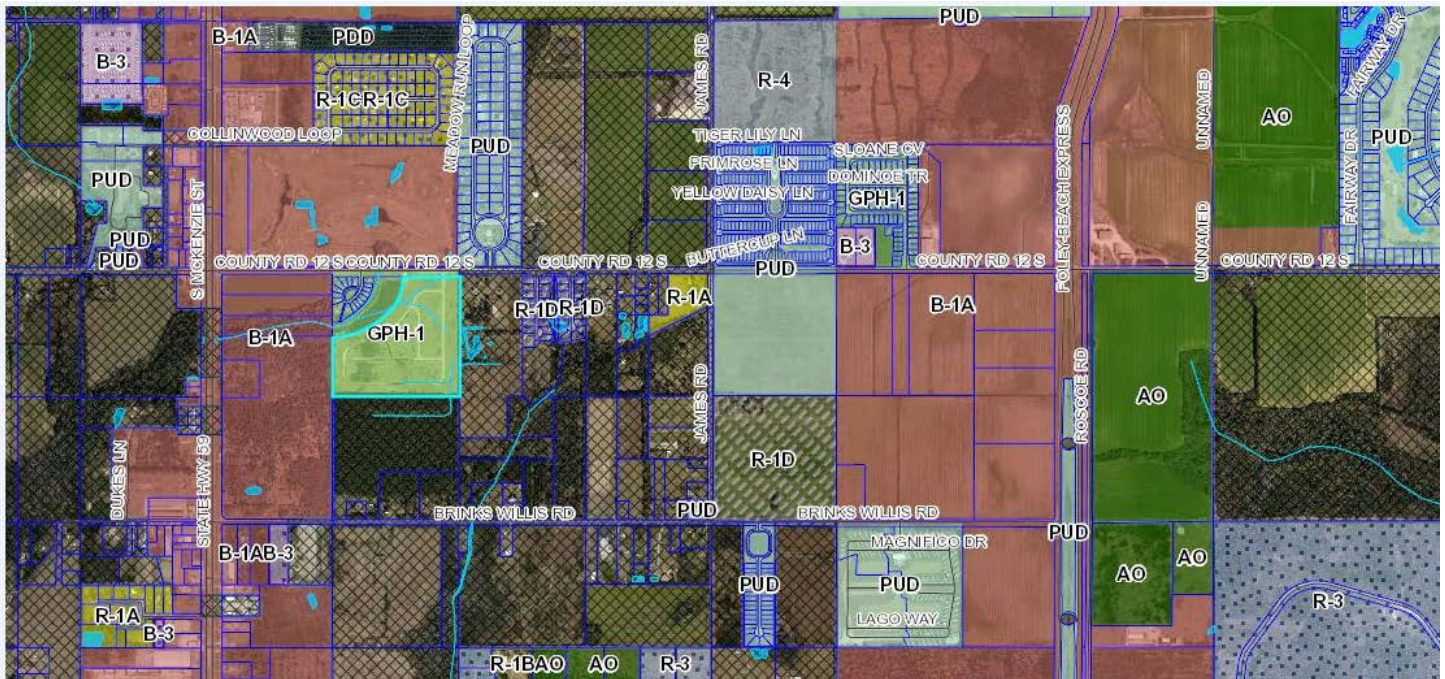
City of Foley Zoning Information

17.1.4 B-3 LOCAL BUSINESS DISTRICT

- A. **Uses/Structures Permitted:** Drug stores, restaurants, drive-in eating places, jewelry and gift shops, flower shops, small beauty and barber shops, small dry cleaning and pick-up stations, automobile repair (minor), local laundry and washateria parlors, shoe repair shops, small business and professional offices, residential uses not prohibited herein, and other similar small retail businesses units not specifically prohibited herein.
- B. **Uses/Structures Permitted on Appeal:** Veterinary clinics/hospitals; kennels; wholesale.
- C. **Uses/Structures Prohibited:** Any use or structure not specifically permitted or permitted on appeal in this section or in Section 13.1.1 or 13.1.2 of Article XIII, including industrial uses not specifically permitted herein; poultry and livestock; residential use including RV/travel trailer parks, mobile/manufactured dwelling parks, modular dwelling subdivisions; and automobile filling stations.

17.1.2 B-1A EXTENDED BUSINESS DISTRICT

- A. Uses/Structures Permitted: Stores selling food, restaurants/drive-in eating places, general merchandise, automobile filling stations, automobile repair (minor), apparel, furniture, housewares and household wares, drugs and sundries, jewelry, gift items, flowers, sporting goods, and similar types; small dry cleaning and laundry pick-up stations; barber and beauty shops; shoe repair; offices; banks; post offices; office/warehouses; and similar services; any retail business not specifically restricted herein; places of amusement and assembly; motels and hotels; joint residential and commercial use, any residential use not prohibited.
- B. Uses/Structures Permitted on Appeal: Automobile repair (major); large dry cleaners and laundries, veterinary clinics/hospitals, manufacturing incidental to a retail business where articles are sold at retail on the premises, other uses not specifically restricted herein; self-storage warehouses.
- C. Uses/Structures Prohibited: Any use or structure not specifically permitted or permitted on appeal in this section or in Section 13.1.1 or 13.1.2 of Article XIII, including kennels; poultry and livestock; industrial uses not specifically permitted herein; travel trailers; mobile/manufactured dwellings; modular dwellings; and wholesale businesses.



From: [Miriam Boutwell](#)
To: [Linda Lee](#)
Subject: <EXTERNAL> Re: Zoning Question
Date: Tuesday, June 18, 2019 8:20:25 PM

Linda,

They would have to come to the Board of Adjustment & Appeals, it's not allowed by right in any zone.

Miriam Boutwell, MPA, AICP, CFM
Community Development Director
Planner/Building Official
200 North Alston Street
Foley, AL 36535
251-952-4011
mboutwell@cityoffoley.org

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On Tue, Jun 18, 2019 at 4:46 PM Linda Lee <LLee@baldwincountyal.gov> wrote:

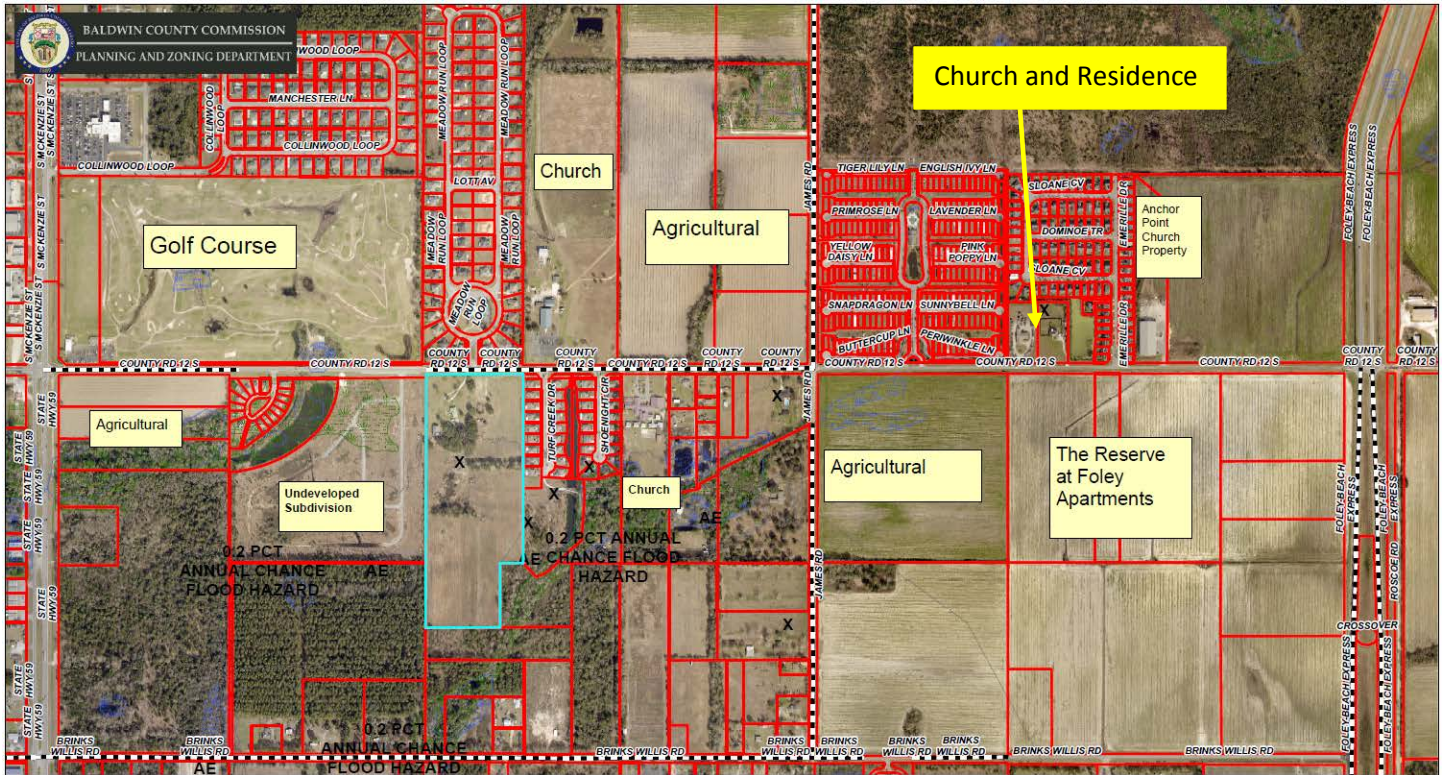
Miriam,

What zoning designations in the city would allow RV and Boat Storage?

Thank you,

Linda Lee

Current Property Uses on County Road 12 S



Staff Comments and Recommendation

As stated previously, the subject property, which consists of 25 acres, is currently zoned RMF-6, Multi-Family District and RA, Rural Agricultural District. The designation of B-3 General Business District, has been requested for approximately 4.5 acres of the subject property for the purpose of establishing a storage business for boats and recreational vehicles. If this rezoning request is approved the applicant would also need Conditional Use approval for the proposed storage business.

The Baldwin County Planning Commission considered this request at its June 6, 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







SUBJECT PROPERTY

05/10/2019



**ADJOINING RESIDENTIAL
SUBDIVISION TO THE NORTH**

05/10/2019



**ADJACENT PROPERTY
TO THE NORTH EAST**

05/10/2019



**ADJOINING RESIDENTIAL
SUBDIVISION TO THE EAST**

05/10/2019



**ADJOINING VACANT
PROPERTY TO THE WEST**

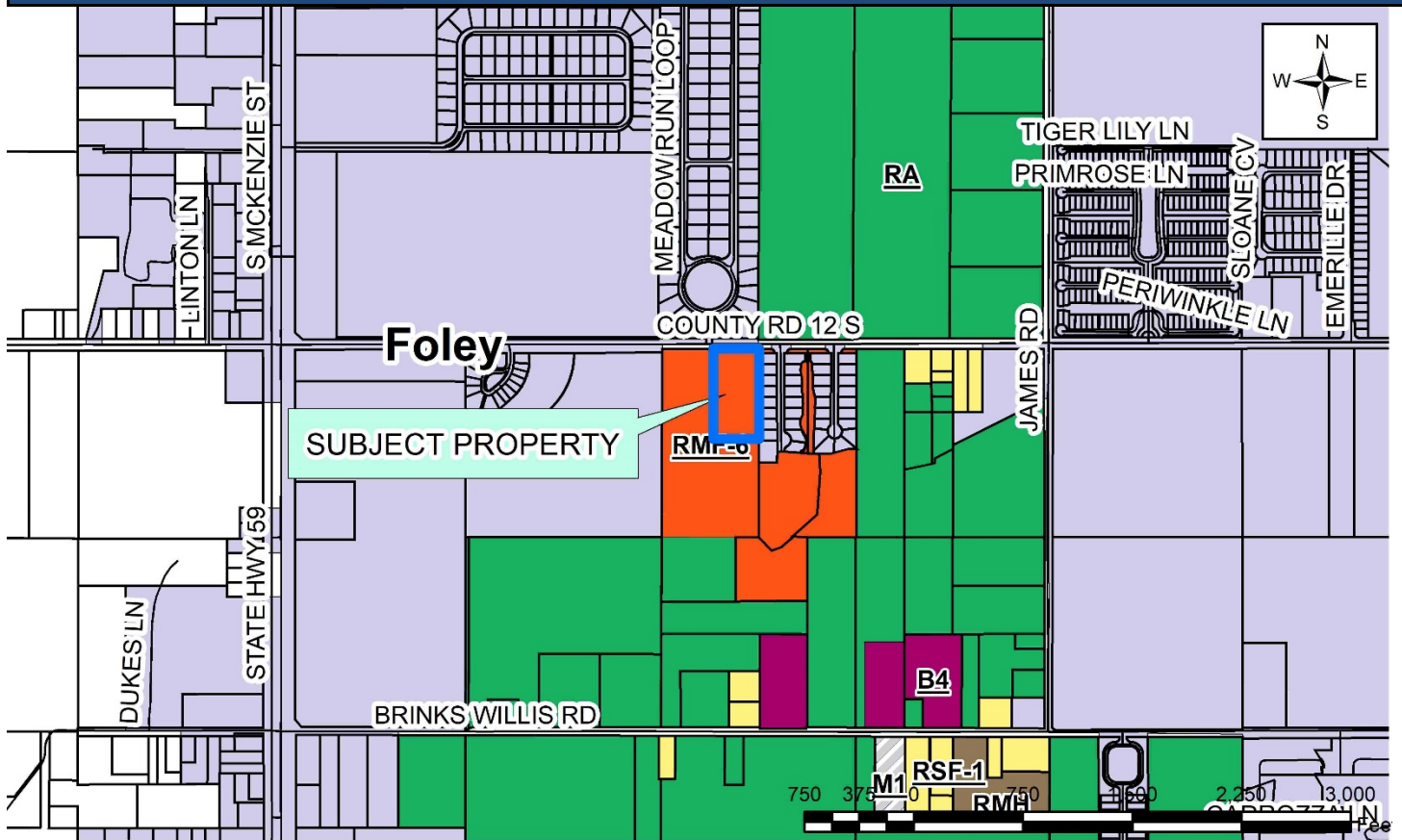
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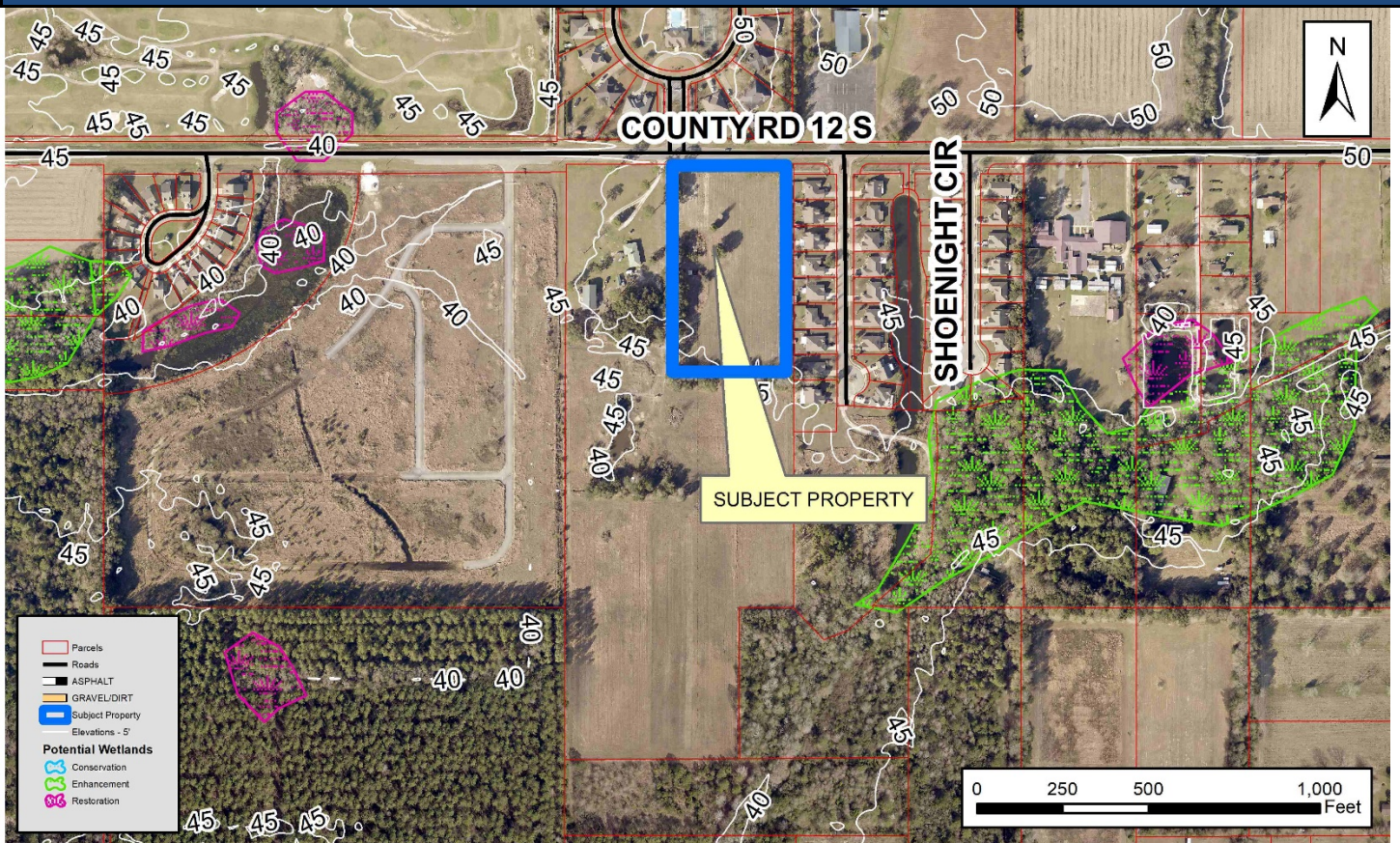
**ADJACENT GOLF COURSE
TO THE NORTH WEST**

05/10/2019

Locator Map



Site Map



Letters in Opposition

Dear Planning & Zoning Committee,

This letter is in response to and in opposition of the proposed Re-Zoning Request #Z-19023 of 4.5 acres of a twenty-five acre parcel on County Rd 12 in Foley, Alabama to be used as an RV and boat storage business. As a long-time resident of Meadow Run Estates, which is located directly across the street from the proposed rezoning property, I strongly oppose a commercial business in this location because of the surrounding properties which are all zoned residential. County road 12 between Hwy 59 and Foley Beach Express is predominantly made up of Single Family residences with the exception of two churches and one property toward Foley Beach Express which is inside city limits of Foley and not handled by Baldwin County. Also, since the addition of the new apartment complex on the east side of County Rd 12, traffic volume has increased significantly on this road. Having a business with large RVs, motor homes, boats w/trailers, etc. entering and exiting this road would be quite the traffic hazard, especially with no turning lanes in this stretch of road.

I am requesting that the Planning & Zoning Commission recommend denial of this request (#Z19023) and protect the integrity of our community and area as a residential neighborhood.

Thank you for your consideration in this matter.

Deborah K. Key

Meadow Run Estates Resident

Foley, Alabama

D Hart

From: Ed Allison <edwardallison@gmail.com>
Sent: Wednesday, June 5, 2019 8:46 AM
To: D Hart
Cc: Johnny Inzer; Linda Moore; Jackie Clark; vickioberson@me.com
Subject: <EXTERNAL> Propoerty Owner Opposition to rezoning application for Shoenight (County Rd 12) RV Storage

DJ,

My name is Ed Allison and I am a property owner less than 1 mile from this property that is asked to be rezoned "Shoenight RV and Boat Storage" and I want to strongly voice my opposition to this.

This property is currently zoned residential, agricultural. I purchased my property with the general belief that this would primarily be a residential area according to the general plan. I currently own 7 properties in Baldwin County and land use was a factor. I do not support a change to the general plan at this time.

Secondly, I would request that any rezoning request be accompanied by an environmental study. I have not seen this, although that doesn't mean it does not exist. If it does, I would be interested in seeing it. However, County road 12 seems to serve 2 purposes - access to the Beach express and for residents. This will undoubtedly impact that flow.

Thirdly, this parcel, is literally surrounded on three sides by planned residential homes. Why would you consider a business that often is deemed as a blight, near these investments of residents. Let's be honest, most RV & boat storage facilities hold basically abandoned boats and RV's most of the time. They become weathered and invite risk. Will security be part of this request?

Fourth, if such a resubmission was even considered - how does the county intend to police something that is akin to blight? There is no mention of the construction surface, maintenance schedule, etc. Overgrown weeds, and chain link fencing is hardly a boost to property values.

This appears to be an attempt to circumvent the general plan and impact a residential area with a low-cost, low-maintenance business with no consideration of environmental impact or values to the surrounding citizens.

Baldwin county should have a vision of becoming, or improving, its image as a well managed, residentially friendly, well planned area. Businesses and residential areas should not be scattered about haphazardly.

I want to strongly voice my opposition to this proposed change. The land should remain residential/agriculturally zoned.

Ed Allison
374 West Canal Dr.
Gulf Shores, AL 36542
(408) 242 7107

**Cottages on the Greene
Property Owners Association
PO Box 4323
Gulf Shores, AL**

June 3, 2019

Baldwin County Planning and Zoning Commission
22251 Palmer Street
Robertsdale, AL 36567

RE: Case Number Z-19023, Shoenight Property Rezoning

Dear Baldwin County Planning and Zoning Commission,

The Cottages on the Greene subdivision is located on County Road 12 one mile east of Hwy 59 in Foley, Alabama. Our community consists of 204 single family properties. We currently have 91 homes with residents and 39 new homes under construction. All of the homes under construction have sales contracts on them except for 10. Our subdivision has experienced tremendous growth in recent years.

The Board of Directors for our Cottages on the Greene Property Owners Association has, just this week, become aware of the rezoning request mentioned above that is before your board. Representing our property owners, the Board of Directors want to express our concerns with the rezoning that has been requested by Mr. Shoenight. We are confident that, if approved, the placement of a Recreational Vehicle and boat storage facility will be very detrimental to our community and will negatively impact the value of our homes and property.

After reviewing the Baldwin County Rezoning Application Process, we see many of Standards of Approval items that should not meet with your approvals:

The requested change will not be compatible with the existing development pattern and the zoning of nearby properties. As you drive across County Road 12 between Highway 59 and the Foley Beach Express, you will see a majority of properties that are either single family or multiple family dwellings, most of which are the most recent constructions in this area. The proposed change will not be consistent with the development patterns in this area and will have a negative effect for the orderly development of the surrounding communities.

We feel the many subdivisions and houses constructed in this area should influence the future development here which should indicate the land uses have changed since the zoning of Mr. Shoenight's property.

The proposed change does not conform to the Master Plan.

The proposed change will definitely have a negative effect in traffic patterns and congestion. From the description given of the proposed storage facility, traffic turning into the storage lot from the east and the west will interrupt the flow of a very busy County Road 12. County Road 12 already has a heavier traffic load with large vehicles due to the "no turn" rule in Foley from Highway 59 onto Highway 98. Turn

lanes going both east and west will need to be added for the entrance and exit of the large vehicles that will likely be stored in the proposed storage facility.

Another observation from the description of the proposed change is it appears that it would be a grassy area with no mention of a stone or crush and run surface. This will result in a poor appearance as it is very difficult to maintain grassy areas where RVs and Boats and Trailers are stored. Thus this will more than likely create an "eye sore" for travelers as they pass by and that will definitely have a negative effect as new residents of Baldwin County search for a home to purchase, or rent, in our communities.

As you can see, we feel strongly that the change and the proposed business will have a negative effect on our community. We strongly ask that the Planning Commission to deny the changes requested in this case.

We appreciate your consideration and understanding of our concerns.

Sincerely,

Cottages on the Greene Property Owners Association, Inc.

Johnny Inzer
President

Terry Harrison
Secretary

Ted Romano
Director

Tony Scarpuzzi
Director

Connie Robertson
Director

Cc: Cottages on the Greene Property Owners

Meadow Run Estates Property Owners Association
201 Meadow Run Loop
Foley, AL 36535

May 31, 2019

Baldwin County Planning & Zoning Commission
22251 Palmer Street
Robertsdale, AL 36567

Re: Case No. Z-19023, Shoenight property rezoning

Members of the Baldwin County Planning Commission:

As members of the Meadow Run Estates Property Owners Association and as concerned citizens of Baldwin County, we would like to express our concern over the rezoning request currently before the board and its effect on us collectively and individually.

It is felt that rezoning from a residential to business, specifically one of a Recreational Vehicle (RV) and boat storage facility will have a significant negative impact on the County, our specific community and our individual property values.

We feel that the proposed change will have a direct negative impact upon the individual citizen and property owner in the area and that it in no way adds value to our growing community and the enhancement of the County as a whole.

We would like to express our concern and since Baldwin County has set specific standards for approval of any rezoning requests, we will address each one individually.

- a) Is the requested change compatible with the existing development pattern and the zoning of nearby properties? **The surrounding area is single family homes and there are no businesses located on that portion of County Road 12.**
- 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? **There have been no changes in the area since the original zoning designation was made.**
- c) Does proposed zoning better conform to the Master Plan? **The current Master Plan shows this as a residential area along with all surrounding areas on Route 12 in District 30.**
- d) Will the proposed change conflict with existing or planned public improvements? **With the proposed change, significant road widening including a turn lane and median lane would be necessary to accommodate the type of increased turning traffic.**
- e) Will the proposed change adversely affect traffic patterns or congestion? **As mentioned above, there would be changes necessary to County Road 12 in front of that area plus there would be significant increase in large vehicular traffic, RV's and boat/trailer and tow vehicle combinations in that area directly adjacent to the vehicles travelling eastbound on County**

Road 12 this would potentially cause major delays for vehicles turning east on County Road 12 from the Meadow Run Estates subdivision.

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. **The development along that portion of County Road 12 is residential and a business, specifically one of the type proposed does not conform to or enhance the community and its future development.**

g) Is the proposed amendment the logical expansion of the adjacent zoning districts? **The proposed amendment and proposed business in that area does not provide any value to the adjacent communities, it will have a negative effect on the surrounding communities both in increased traffic congestion and a reduction in individual property values.**

h) Is the timing of the request appropriate given the development trends in the area? **No.**

i) Will the proposal change adversely impact environmental conditions of the vicinity or the historic resources of the County? **There is currently a significant drainage problem in that area; this development will exacerbate that current problem.**

j) Will the proposed change adversely affect the health, safety and welfare of the County and the vicinity? **The increased traffic and the resulting congestion can cause an increase in both traffic incidents and potentially traffic fatalities.**

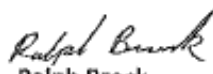
Many of us have chosen to make Baldwin County our permanent home and we think that our visions for continued growth and prosperity in Baldwin County mirror those of the Planning Commission. It is our opinion that this change and the resulting business will not enhance the growth of the surrounding area or increase its further development. We feel that it is not complimentary to the existing area and will bring with it a significant decrease in individual property values and may have a negative effect on those considering relocation of their families to the area.


We strongly request that you deny this and future similar requests.

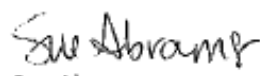
Thank you for your time and consideration.

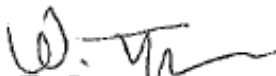
Respectfully,
Meadow Run Estates Property Owners Association

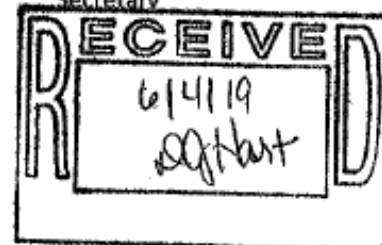

Charles Milan
President


Ralph Brock
Vice President


Don Wilson
Secretary


Sue Abrams
Treasurer


Tim Eason
Architectural Chair



Letters in Support

-----Original Message-----

From: The Jones [<mailto:thejones@gulftel.com>]

Sent: Thursday, June 6, 2019 3:48 PM

To: D Hart <DHart@baldwincountyal.gov>

Subject: <EXTERNAL> Shoenight Storage

I am writing in favor of Mr. Shoenight putting in his storage facility on Co Rd 12. I would much rather that than another subdivision or apartment complex.

Major Jones
22457 County Road 12
Foley, AL

Sent from my iPhone

Baldwin County Planning and Zoning Commission
22251 Palmer Street
Robertsdale, AL 36567

Date: 6-3-19

Re: Rezoning Case #Z-19023

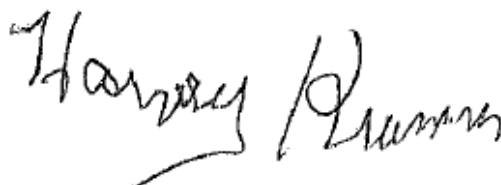
Dear Commission,

I approve of the rezoning. I have known Paul Shoenight since he was a very young boy and one thing I know is that Paul takes pride in everything he does. The Shoenight family has owned that property for years. Paul has had some nice offers on his property over the years but has declined because he wants to keep the family land he grew up on and the last thing we need is another 90 lot subdivision

I hope the Commission will consider rezoning it for Paul.

Thank You,

Harvey Krumm
20323 Brinks Willis Rd.
Foley, AL 36535



To: Baldwin County Planning & Zoning Commission
22251 Palmer St. Robertsdale, Al

6-3-19

Dear Commission

I cannot attend the meeting set for June 6th, however want all to know I'm in favor of case #Z-19023 on the Shoenight property. I have meet with Mr. Shoenight and he has went into detail about the project and why he and his family needs to do a storage facility and what I see, it will fit nicely in the area without harm to property values

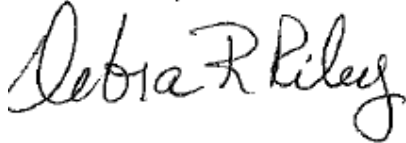
I also learned the Shoenight family has owned this property since the sixties and the City has expanded out to him in the country over the years forcing his hand to adapt to the growth.

With subdivision taking over farm lands left and right, the area can use nice storage facilities and 4.5 acre storage facility is a lot more attractive than a 25 acres of RMF-6, which will come if he sell.

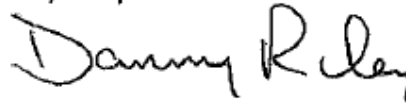
Please approve Mr. Shoenight land for rezoning so it can fill a need and keep his family land intact.

Sincerely,

Debra Riley

A handwritten signature in black ink that reads "Debra Riley". The script is cursive and fluid, with the first name and last name clearly legible.

Danny Riley

A handwritten signature in black ink that reads "Danny Riley". The script is cursive and fluid, with the first name and last name clearly legible.

134 Meadow Loop
Foley, Al 36535
(606) 207-3507

Baldwin County Planning and Zoning Commission
Robertsdale, AL 36567

Date: 6-4-19

Re: Approval Paul Shoenight Jr., Rezoning Case #Z-19023


Dear Planning and Zoning Commission,

I have known Paul since the seventies. He has grown up on this property, graduated from Foley High School and attended college in Mobile. He has worked at Riviera Utilities for 28 plus years and is currently a Lead Lineman for the power line crew. Paul is a 26 year member of the Bon Secour Vol. Fire Department and Currently the Fire Chief.

In reference to the property being rezoned, it's a small section out of 25 acres that he wants to make a RV & Boat Storage. Paul explained that he and his family has come to a fork in the road to either sell it or do a small business. Storage is quite and keeps to itself, and it's not like the stored items are coming in and out every day, so the traffic should not be bad. If Paul sells it as is (RMF-6) that will allow for a subdivision and/or multi story apartment complex such as located by the Beach Exp. and Co. Rd. 12. The traffic coming in and out on that type of business will be unbelievable compared to the occasional traffic of a storage facility.

Please grant the rezoning for the Shoenight Property

Thank You,

A handwritten signature in cursive script that reads "Anthony Krumm".

Anthony Krumm
208 Emmett Ayers Rd
Grant, AL 35747

From:

William F & Kathleen M Litzsinger
8865 Turf Creek Dr.
Foley, AL. 36535

Attention:

Baldwin County Planning & Zoning Department
22070 Highway 59
Robertsdale, AL. 36567

Re: Case # Z-19023 – Shoenight Property – Planning District 30

To Baldwin County Planning & Zoning Department.

We back up to the subject property on the SE Corner of the property. Having known Paul Shoenight and his family for 15 years, it is very easy to attest to his professionalism, reputation and his respect for our neighborhood's connecting properties.

As far as the usage we feel it would be a great use of the space. With most neighborhoods there are restrictive covenants restricting parking of motorhomes and boats in the yards of the subdivision. This location would provide an excellent alternative space for these items. The motorhomes and boats would be almost as close as they could be to the Residents homes, but without conflicting with the covenants.

My wife and I wish Paul Shoenight and his family all the best on his endeavor to provide a service that many Foley citizens, along with the citizens of surrounding areas, will appreciate and be thankful for.

Thank You,

A handwritten signature in cursive script, appearing to read "Kathleen M. Litzsinger". The signature is written in dark ink and is positioned below the "Thank You," text.

William F & Kathleen M Litzsinger

D Hart

From: Monty Morgan <montymorgan88@gmail.com>
Sent: Tuesday, June 4, 2019 5:47 PM
To: D Hart
Subject: <EXTERNAL> proposed boat and RV storage facility county road 12

I am a homeowner in Meadow Run Loop and take no issue with the proposed reckoning of the Shoenight property on county road 12.

Monty Morgan
145 Meadow Run Loop

From: [Chuck Sutherlin](#)
To: [D Hart](#)
Subject: <EXTERNAL> Proposed Rezoning of Shoenight Property on CR 12
Date: Tuesday, June 04, 2019 11:23:14 AM

To whom it may concern,

I am a resident of the Meadow Run Estates subdivision on CR 12 directly across from the property belonging to Paul Shoenight. I've been made aware of the proposed rezoning and of Mr. Shoenight's intentions of building a RV and Boat storage lot. I have seen Mr. Shoenight's general plans. I have no objection to the proposed rezoning as long as the aesthetic plan regarding bricked columns and iron fencing are followed. I feel that a business at that location would serve the community well and is a much better option than yet another residential area that would significantly increase traffic on an already over-used thoroughfare.

Thanks in advance for your time and consideration in this matter.

Chuck Sutherlin
251-747-9126