



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Agenda Item

Case No. Z-19027

Fountain 38 LLC Property

Rezone RSF-1, Single Family District to RSF-3, Single Family District

July 16, 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-3, Single Family District
Existing Land Use: Vacant
Proposed Land Use: Residential Subdivision
Acreage: 22.9± 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

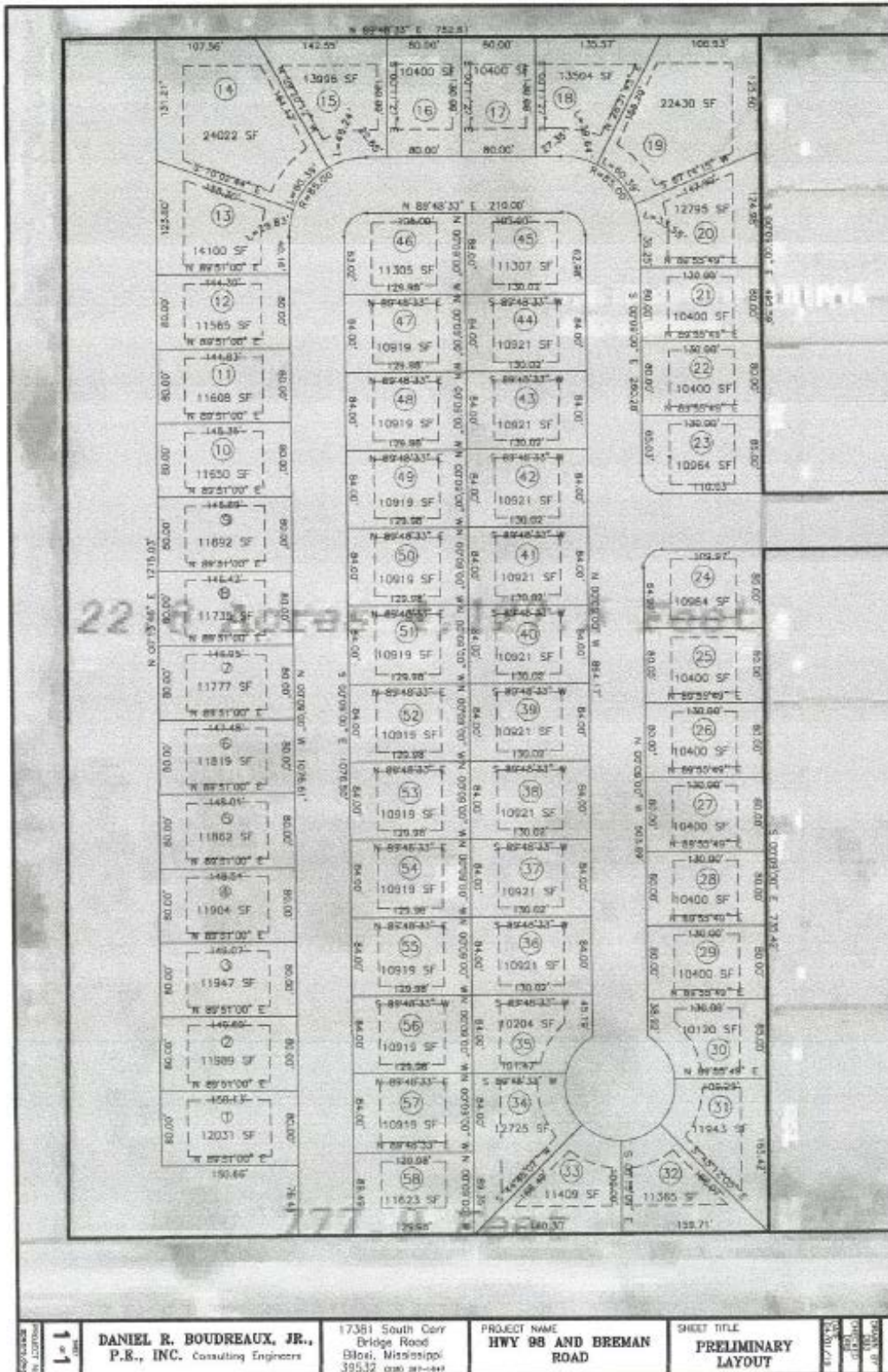
Summary

The subject property, which consists of approximately 22.9 acres, is currently zoned RSF-1, Single-Family District. The designation of RSF-3, Single Family District, has been requested for the purpose of establishing a residential subdivision with 58 lots with a minimum lot width of 80 feet instead of 100 feet. As well as a minimum lot area of 10,000 square feet instead of 30,000 square feet.

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.*

Proposed Lot Layout



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

Section 4.4 RSF-3, Single Family District

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

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

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

4.4.3 *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.

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

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

4.4.5 *Area and dimensional ordinances.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, *Section 12.4: Height Modifications*, *Section 12.5: Yard Requirements*, *Section 12.6: Coastal Areas*, *Section 12.8: Highway Construction Setbacks*, *Section 18.6 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	10,000 Square Feet
Minimum Lot Width at Building Line	80-Feet
Minimum Lot Width at Street Line	40-Feet
Maximum Ground Coverage Ratio	.35

Agency Comments

Baldwin County Subdivision Department:

From: Seth L. Peterson

Sent: Friday, May 17, 2019 12:54 PM

To: D Hart <DHart@baldwincountyal.gov>

Cc: Laurie Rumbaugh <LRUMBAUGH@baldwincountyal.gov>

Subject: RE: Z-19027

DJ,

It is difficult to read the proposed site plan, but it appears that the lot sizes are small enough that both public water and public sewer will be needed. It appears there will be more than 50 lots, if so a traffic impact study will be required during the subdivision application process.

Thanks,
Seth

ADEM: No comments received.

ALDOT: No comments received.

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?

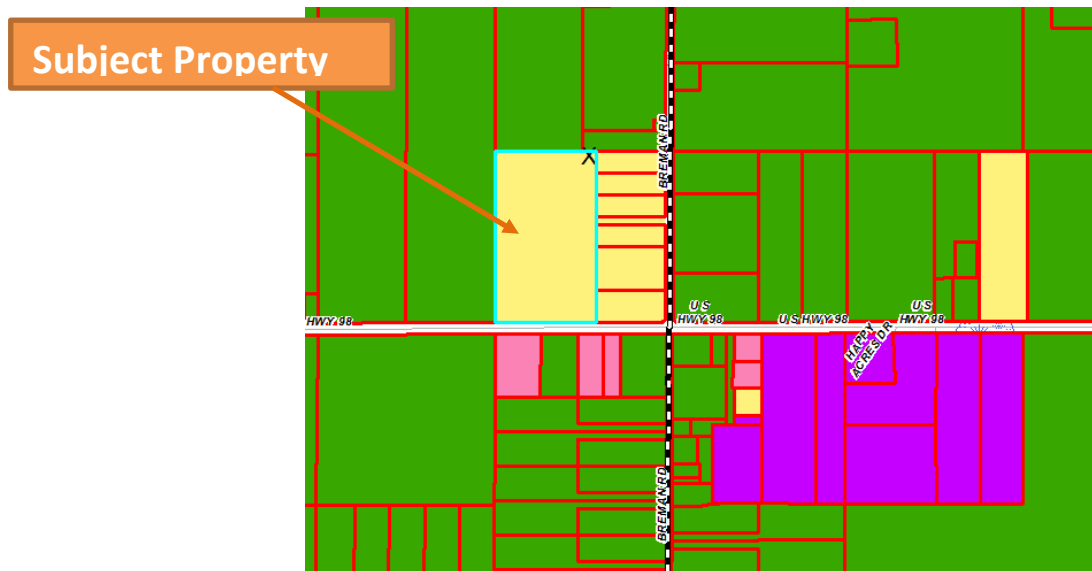
The subject property is currently vacant. The property adjoins State Highway 98 to the south. The adjoining properties are residential, commercial and agricultural.

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 and possibly State Highway 98. Access to this site would require approval from the Baldwin County Highway Department for Breman Road and ALDOT for State Highway 98. Fifty-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 22.9 acres, is currently zoned RSF-1, Single-Family District. The designation of RSF-3, Single Family District, has been requested for the purpose of establishing a residential subdivision with 58 lots with a minimum lot width of 80 feet instead of 100 feet. As well as a minimum lot area of 10,000 square feet instead of 30,000 square feet.

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







**ADJOINING VACANT PROPERTY
TO THE EAST**

03/13/2019

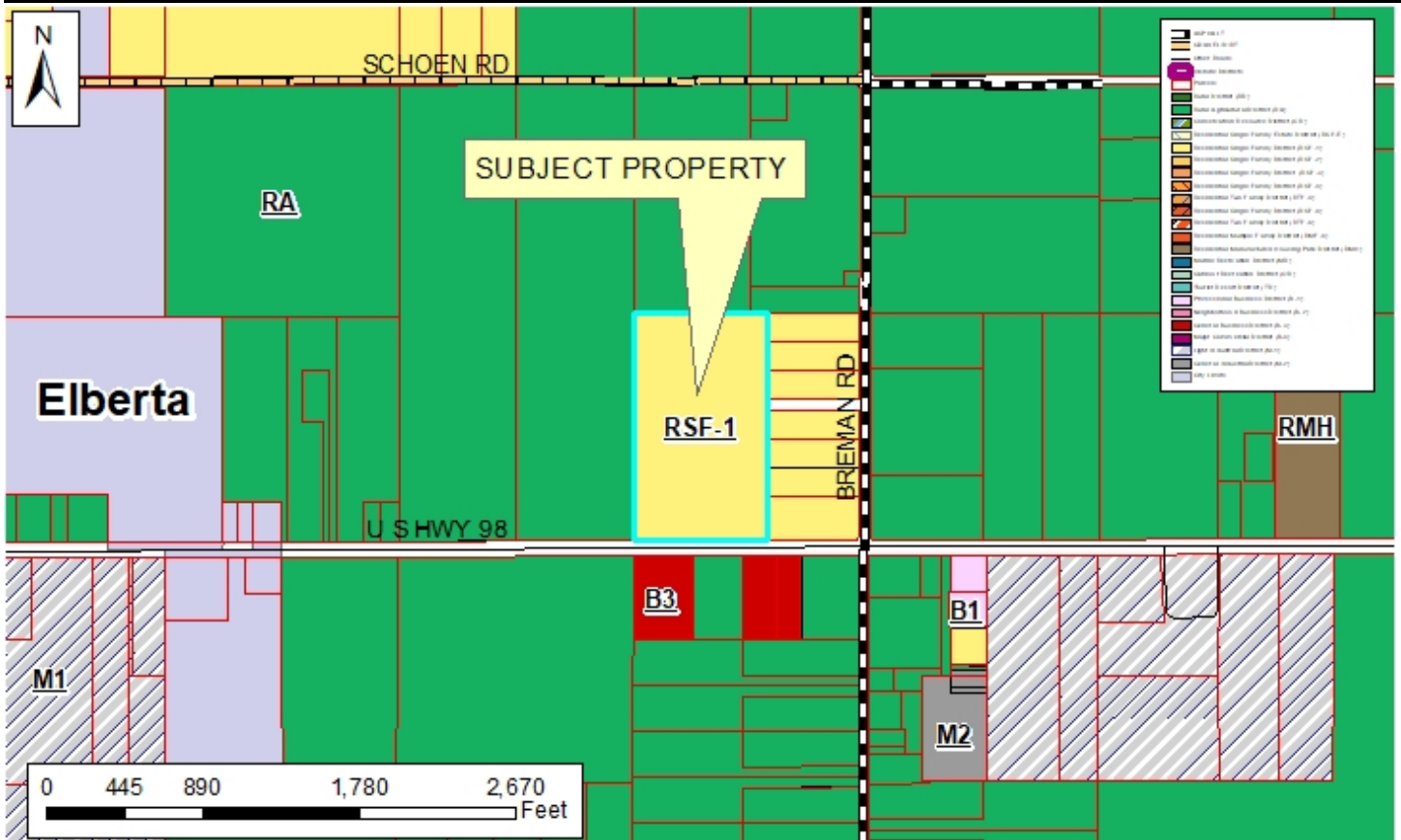


**ADJOINING RESIDENCE
TO THE WEST**

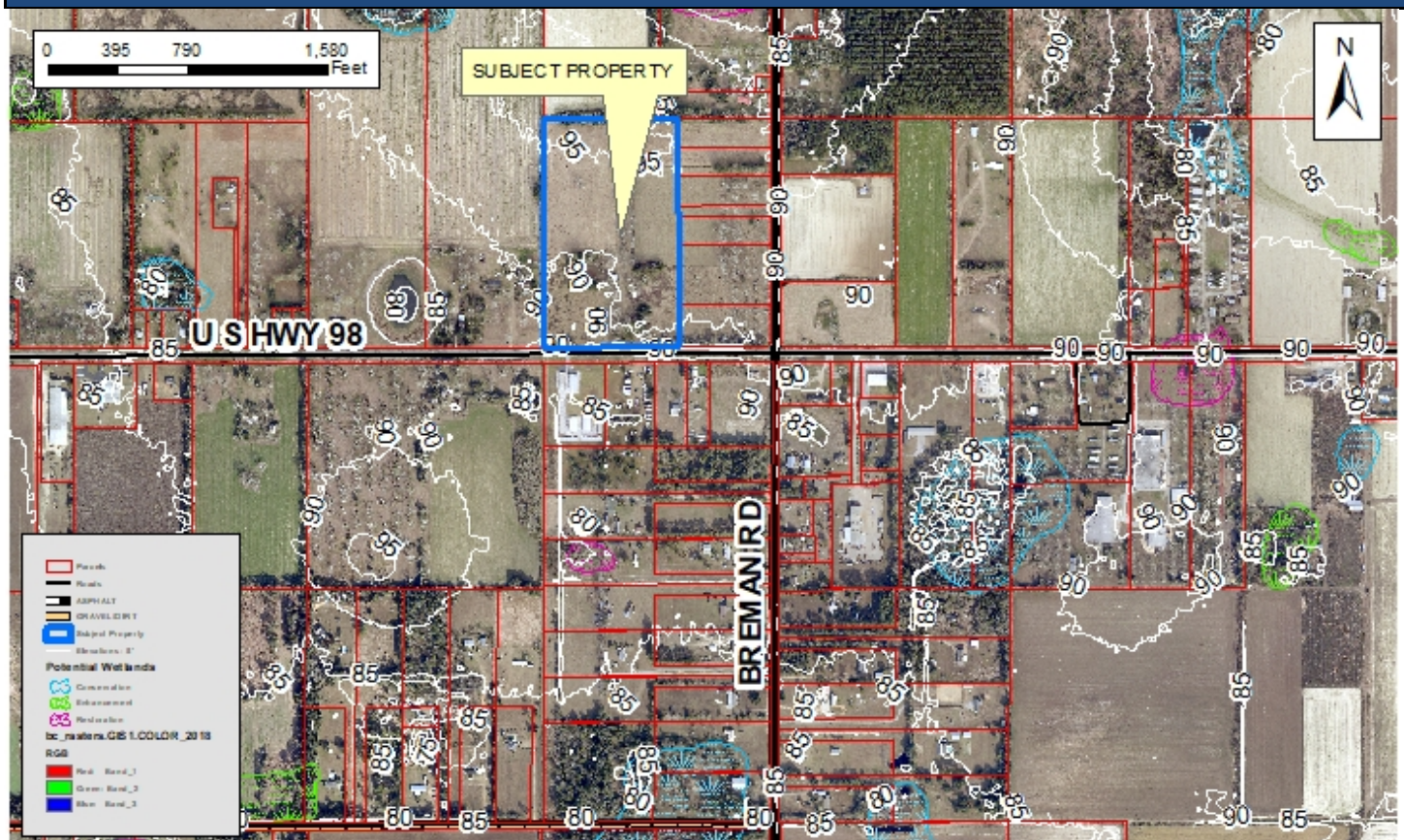
03/13/2019



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;

I would like to, again, voice a strong objection to the rezoning of the property in the current case #Z-19027 as I did previously in case #Z-19016 for similar reasons. The applicant's previous application was denied based on the housing density being too aggressive in light of the current trends in the area and I believe the current application should be denied likewise. The basis for our objection continues as outlined below:

- Section 19.1 states the purpose of this section is to only make adjustments to the Official Zoning Map that are *necessary* in light of changed conditions, or public policy or advance the general welfare of the County. It is our opinion that the current request lacks these changes and that the request has not demonstrated a sufficient necessity to meet County wide welfare and should be denied on this basis alone.
- As stated in Section 19.6(a) "is the requested change compatible with the existing development pattern and the zoning of nearby properties?" As stated in the last hearing regarding this matter, the application does not satisfy this requirement. The existing developments in that area are zoned, by majority, RSF1, RSF-E and Agriculture. A review of the nearby improvements on properties zoned as Agriculture, demonstrates residences on land more consistent with RSF-1 properties.
- With reference to Section 19.6 (b), no change in conditions has occurred, nor has any land uses or conditions changed since the zoning was established. For example, no large employers of workers, etc. with which to drive tract housing as the code intended. Changes simply to allow such tract housing is not the tenor of the change intended by the code.
- Section 19.6 (e) is clearly not met as the proposed development will increase traffic and contribute to congestion. As with the previous application the developers intend to exit ALL traffic by way of the access road to Breman Road. Half of the subject lots would be more efficiently handled to enter and exit the development directly to Hwy 98, but they have chosen to exit all thru Breman Rd. This clearly prejudices negatively the residents on Breman Road, potentially causing traffic to back up on Breman at high traffic times. It is this type of negative effects that we believe would be placed on our properties and would hinder future sales values.
- Section 19.6 (f) specifically states "is the amendment consistent with the development patterns in the area and appropriate for orderly development of the community?" The area development patterns currently are inconsistent with the request as shown in the attached map, and with the adverse traffic generated would not passed the orderly development test.
- 19.6 (f) particularly states the economic considerations or cost is not a consideration for granting the change request. It is clear the only reason for the change requested is to allow the developers to maximize their rate of return by maximizing the number of lots. They have offered no empirical data to satisfy these code required conditions. Conversely, we believe tangible data supports the denial of the request that we have provided.
 - No area changes in the spirit of the code is evidenced
 - Trends in sales and absorption of lots on Breman Rd support larger lots than requested.
 - Adverse traffic congestion by accessing through Breman Rd only
 - Negative effects of traffic congestion, adversely affecting current property owners value
- Section 19.6 (h) states "is the timing appropriate given the development trends?" The current trends are not large tract housing developments. Currently the area trends are residential, on lots in excess of one acre. Ten lots have sold on Breman Road in less than one year in excess of one acre. This is the well-established trend of the area.

Based on our observations of the current trends and development in the area concerned, and our understanding of the parameters necessary to effect a change in the zoning, we believe the request should be denied and the residents of this area protected from unnecessary overcrowding.

Thank you for your time and consideration of our concerns and objection.

Sincerely,
Bruce and Renae Austin
13147 Breman Rd.
Elberta, AL 36530

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 19.2 Initiation Map Amendment.

An amendment to the Official Zoning Map may be initiated:

- (a) By application of any person owning the property proposed for change on the Official Zoning Map, or by written authorization by the owner for an agent to act on the owner's behalf
- (b) By a motion of the Planning and Zoning Commission.
- (c) By a motion of the County Commission.

Section 19.3 Initiation Text Amendment

An amendment to the text of the Zoning Ordinances may be initiated:

- (a) By a motion of the County Commission.
- (b) By a motion of the Planning and Zoning Commission.

Section 19.4 Planning Director Preparation

The Planning Director shall prepare and file the applications initiated by the Planning and Zoning Commission and the County Commission.

Section 19.5 Staff Review

Within a reasonable time after the receipt of an application, the Planning Director shall deliver to the Planning and Zoning Commission and the County Commission a written report summarizing the facts of the case, including all relevant documents and incorporating or summarizing the comments and recommendations of the Planning and Zoning Department, and schedule a date

for a public hearing. The County Commission shall be furnished with minutes, recommendations and other relevant information from the Planning Commission.

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.



Z-19027 Stachowski Opposition Letter

Steve Stachowski, Owner lots 3 & 4 The Grove of Elberta
(adjacent property)
Elberta, AL 36530
Phone: [\(901\) 485-7777](tel:9014857777) Email: skibreeze@gmail.com
5-27-19

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

Dear Baldwin County, Planning & Zoning Department:

I'm writing you a second time in hopes of reiterating my strong opposition to the rezoning of case #Z-19027. The concerns that were voiced in the first rezoning meeting remain the same. My main one being that I would never had purchased my two lots had I know that this type of rezoning might occur.

Respectfully,

A handwritten signature in black ink, appearing to read 'Steve Stachowski', with a long horizontal stroke extending to the right.

Steve Stachowski

Z-19016 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

Recorded Covenants

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

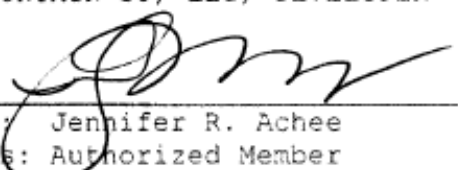
executed by at least three-fourths (3/4) of the lot owners and any such amendment shall be recorded in the Probate Court of Baldwin County, Alabama.

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. Achée
Its: Authorized Member

Lombard Email in Opposition

From: Edgar Lombard [<mailto:edgarlombard58@gmail.com>]

Sent: Sunday, May 26, 2019 2:44 PM

To: D Hart <DHart@baldwincountyal.gov>

Subject: <EXTERNAL> Case # Z-19027

Baldwin County Planning and Zoning Department
PO BOX 220
Silverhill, AL 36576
Attn: Ms DJ Hart

I vehemently object to the proposed zoning change. The applicant's proposal is not supported by the current trend of housing density in the area. I have identified various Sections of Article 19, Amendments to Official Zoning Map and Ordinances which support denial of the proposed zoning change from RSF-1 to anything else.

Section 19.1

The proposed density change is not necessitated by any change in condition or public policy. Further, it would not advance the general welfare of the county.

Section 19.6(a)

The surrounding area has been developed primarily RSF-1, RSF-E, and Agriculture. The current residences are consistent with RSF-1, especially considering the recently formed 2+ acre lots 2 through 8 of The Grove of Elberta on Breman Road and the recently formed 3 acre parcels North of Rt 98 on Breman Road toward Frank Road.

Section 19.6(b)

No new land use or condition exists that would support any need for tract housing. There are no new industries or commercial developments requiring employees in such numbers as to mandate tract housing.

Section 19.6(e)

Traffic flow in the immediate area would be negatively impacted by the comings and goings of the additional vehicles using the lone 50' access point between lots 5 and 6. In addition to our being promised that this "driveway" was created for the infrequent use of farm machinery, the increased traffic would bring noise, pollution, and added safety concerns affecting the quality of life and property values of the adjacent 2+ acre lots. Think of the added school-age children and buses. I don't think the county prepared for that.

Section 19.6(f)

The proposed zoning change is inconsistent with the area's development pattern. Orderly development is belied by the effects of adverse traffic. In addition, it is apparent that the developer is simply seeking to maximize the number of lots in order to maximize its rate of return by forming as many lots as the county will allow. Larger lots is the current trend.

19.6(h)

The current trend indicates it is not time for large tract housing development in the area.

I maintain that the proposed zoning change should be denied and that the current zoning of RSF-1 should stand.

Thank you for your kind consideration.

Sincerely,

Edgar A. Lombard, IV

(Owner, Lot 2, The Grove of Elberta, a Subdivision)

PO BOX 836

Lillian, AL 36549

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 Bauman
family owns the property
directly west of the 22
acres. Their land is farming
property.

Joe Schoen
102 Southern St
Pensacola, FL 32506

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING COMMISSION

The undersigned, as Director of the Baldwin County Planning and Zoning Department, hereby approves the within plat for the subdivision of land in the Baldwin County, Alabama, to be known as:

THE GROVE OF ELBERTA

DATE: 2-22-19

[Signature]

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES (GAS)

THE UNDERSIGNED, AS AUTHORIZED BY RIVERA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING IN THE PUBLIC OFFICE OF BALDWIN COUNTY, ALABAMA.

DATE: 2-22-19

[Signature]

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES (POWER)

THE UNDERSIGNED, AS AUTHORIZED BY RIVERA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING IN THE PUBLIC OFFICE OF BALDWIN COUNTY, ALABAMA.

DATE: 2-22-19

[Signature]

CERTIFICATE OF APPROVAL BY BALDWIN EMC (POWER)

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN EMC, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING IN THE PUBLIC OFFICE OF BALDWIN COUNTY, ALABAMA.

DATE: 2-22-19

[Signature]

CERTIFICATE OF THE BALDWIN COUNTY ENGINEER

THE UNDERSIGNED, AS COUNTY ENGINEER FOR BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING IN THE PUBLIC OFFICE OF BALDWIN COUNTY, ALABAMA.

DATE: 2-22-19

[Signature]

THE GROVE OF ELBERTA

SITE DATA

TRACT: 100.00 ACRES
 PARCELS: 100.00 ACRES
 TOTAL: 100.00 ACRES

OWNER

ACHIEE BUILDERS, LLC
 10000 N. 10TH AVE.
 SUITE 100
 ALABAMA 36601

SURVEYOR

DAVID L. DOWNS, P.E.
 ALABAMA LICENSE NUMBER 28811

RECORDING

COUNTY - BALDWIN (BALDWIN COUNTY)

SETBACKS

FRONT - 30 FEET
 REAR - 30 FEET
 SIDE - 30 FEET

UTILITIES

WATER - RIVERA
 SEWER - RIVERA
 POWER - BALDWIN EMC

OWNER'S DECLARATION

I, DAVID L. DOWNS, A LICENSED SURVEYOR OF BALDWIN COUNTY, ALABAMA, HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE LAND SHOWN IN THE WITHIN PLAT AND THAT THE SAME IS ACCURATELY REPRESENTED THEREIN.

DATE: 2-15-19

[Signature]

CERTIFICATION BY NOTARY PUBLIC

DATE OF ALABAMA COUNTY OF BALDWIN

I, Althea McDonald, a Notary Public in and for the State of Alabama, do hereby certify that I am a Notary Public in and for the State of Alabama, and that I am duly qualified to perform the duties of a Notary Public in and for the State of Alabama.

DATE: 2-15-19

[Signature]

CERTIFICATION OF FLOOD HAZARD ZONE

THE PLAT TO BE RECORDED HEREIN IS SUBJECT TO THE FLOOD HAZARD ZONE MAP, WHICH IS A MAP OF THE BALDWIN COUNTY, ALABAMA, AND IS A MAP OF THE BALDWIN COUNTY, ALABAMA, AND IS A MAP OF THE BALDWIN COUNTY, ALABAMA.

DATE: 2-15-19

[Signature]

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY HEALTH DEPARTMENT

THE UNDERSIGNED, AS BALDWIN COUNTY HEALTH DEPARTMENT, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE WITHIN PLAT IN THE PUBLIC OFFICE OF BALDWIN COUNTY, ALABAMA.

DATE: 2-22-19

[Signature]

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED

I, DAVID L. DOWNS, A LICENSED SURVEYOR OF BALDWIN COUNTY, ALABAMA, HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE LAND SHOWN IN THE WITHIN PLAT AND THAT THE SAME IS ACCURATELY REPRESENTED THEREIN.

DATE: 2-15-19

[Signature]

REVISION	REVISION	DATE

Sawgrass CONSULTING, LLC
 ENGINEERING - SURVEYING - CONSTRUCTION MANAGEMENT
 1100 Old Spring 11, Spring Hill, TN 37382
 288 Stevenson Road, Suite 100, Mobile, AL 36688

PRELIMINARY/FINAL PLAT	
THE GROVE OF ELBERTA	
ACHIEE BUILDERS, LLC	

SCALE: 1"=40'
DATE: FEBRUARY 15, 2019
OWNER: CM
CHECKED BY: BD
SHEET: 1 OF 1

Z-19016 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
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Prepared by Esri
Latitude: 30.41446
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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
Longitude: -87.56773

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

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



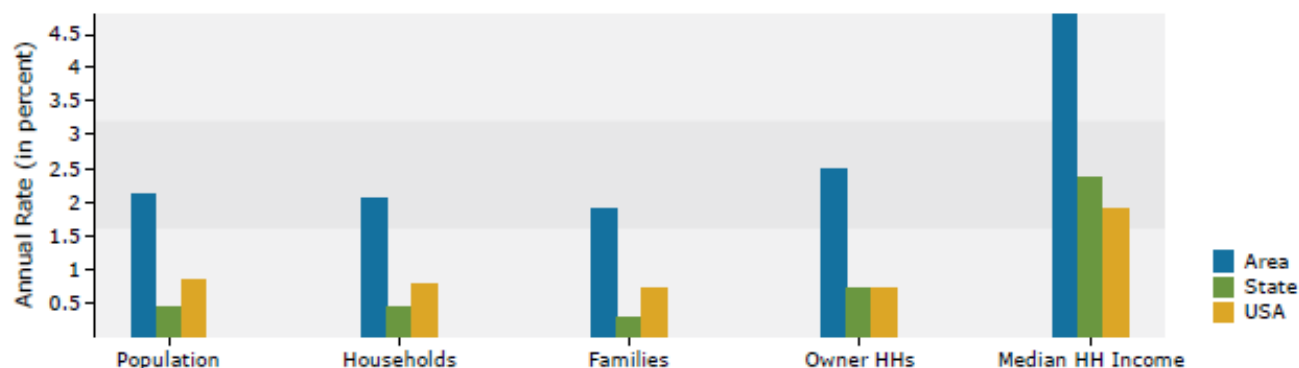
Demographic and Income Comparison Profile

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

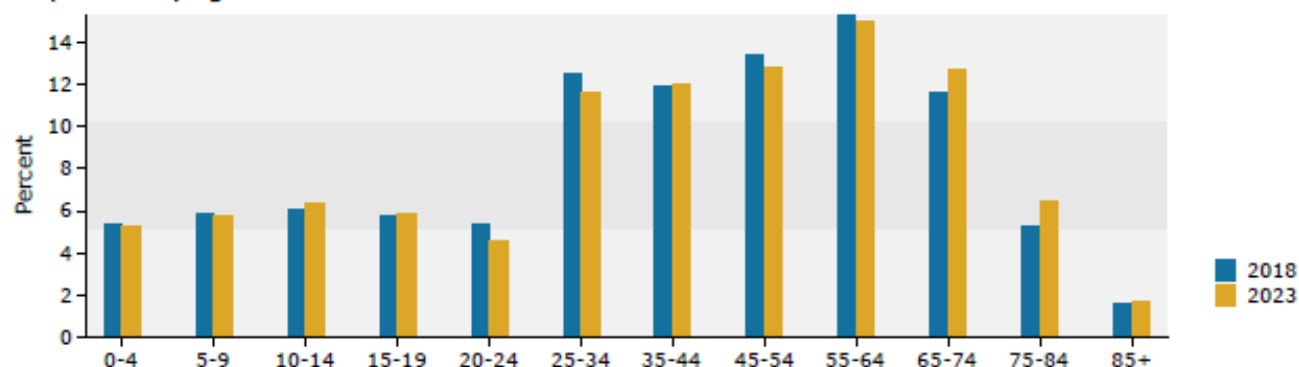
Prepared by Esri
Latitude: 30.41446
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5 minutes

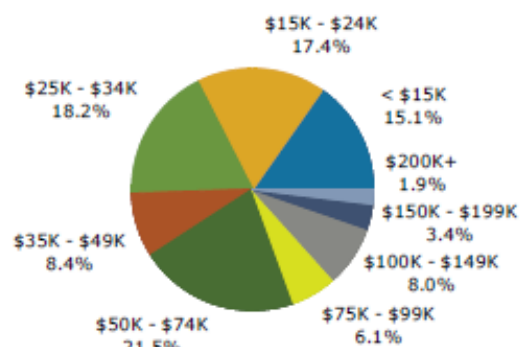
Trends 2018-2023



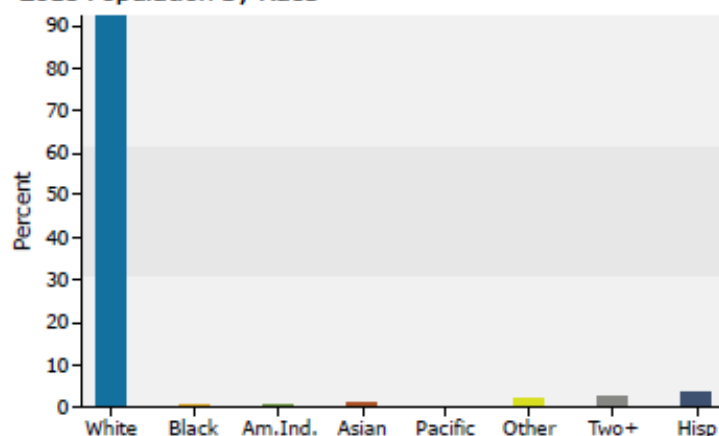
Population by Age



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



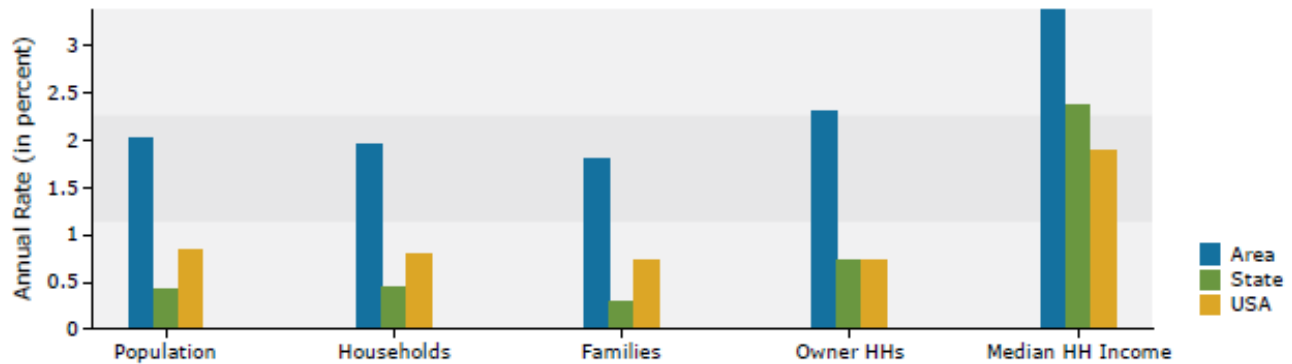
Demographic and Income Comparison Profile

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

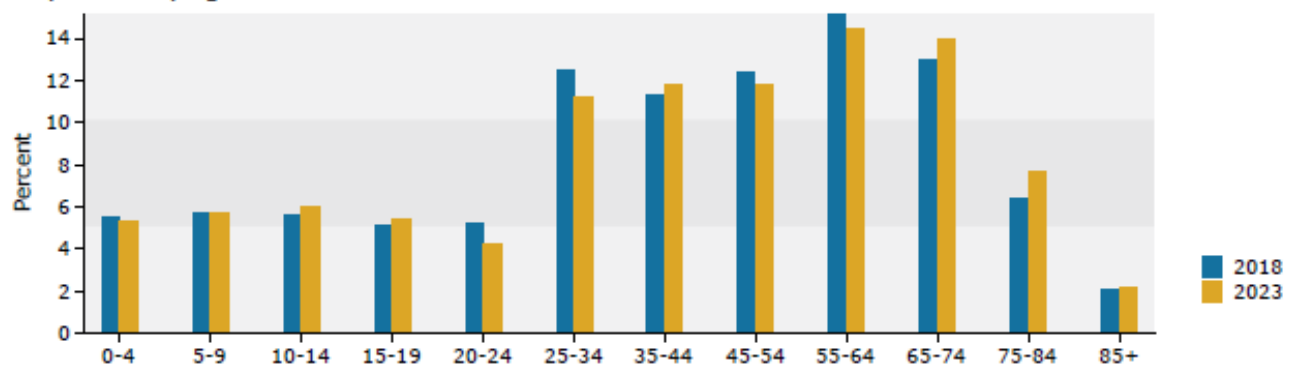
Prepared by Esri
Latitude: 30.41446
Longitude: -87.56773

10 minutes

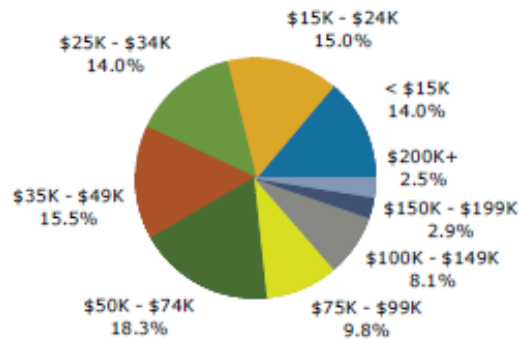
Trends 2018-2023



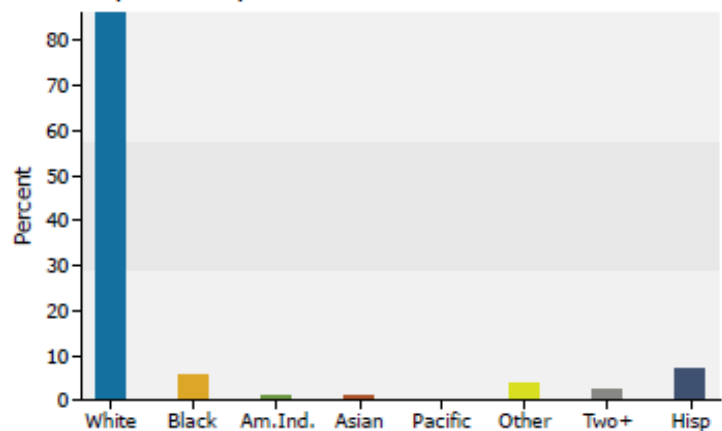
Population by Age



2018 Household Income



2018 Population by Race





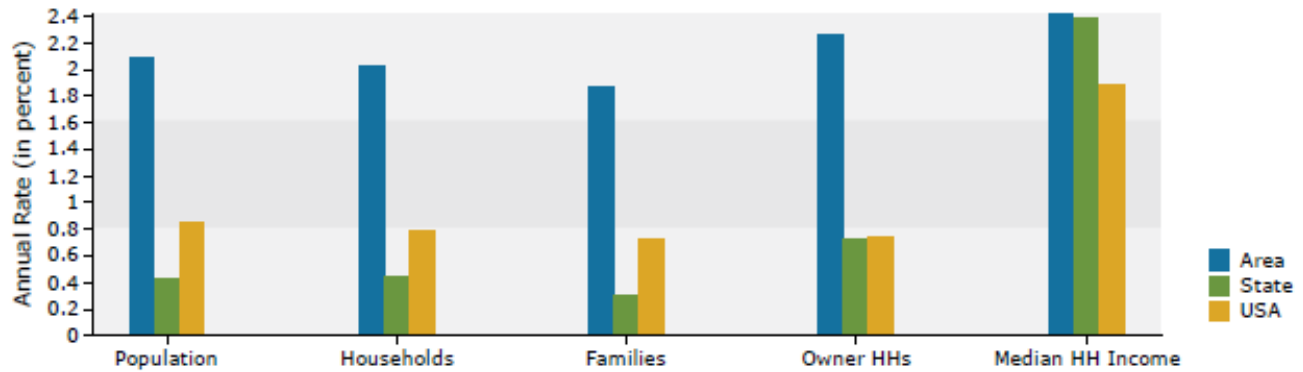
Demographic and Income Comparison Profile

26815 US-98, Elberta, Alabama, 36530
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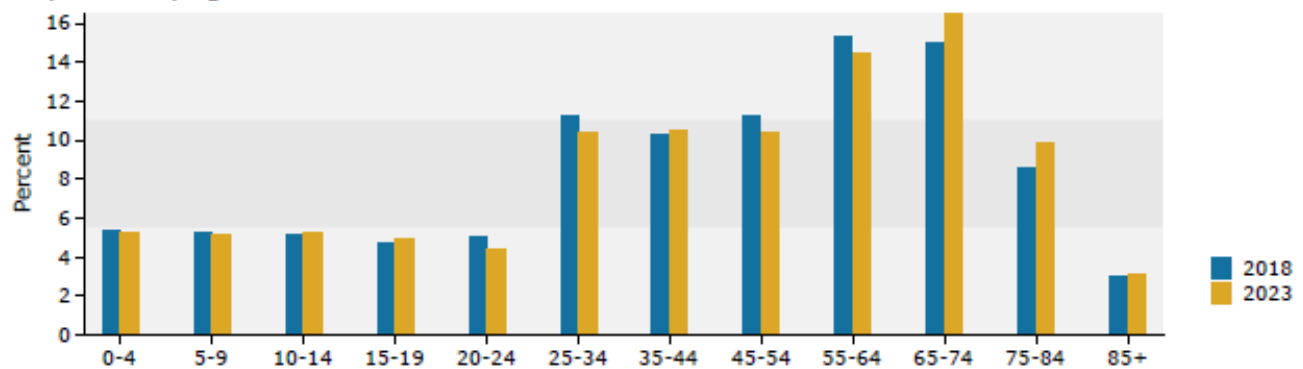
Prepared by Esri
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15 minutes

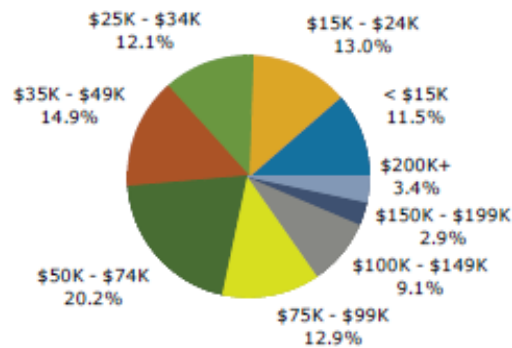
Trends 2018-2023



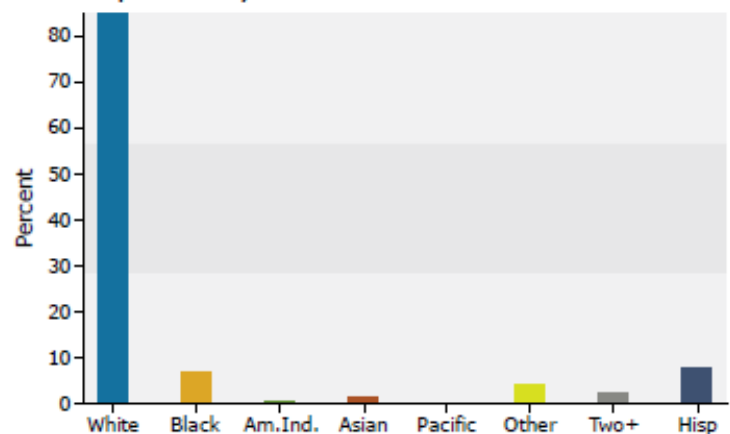
Population by Age



2018 Household Income



2018 Population by Race



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

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