



# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

**Agenda Item 7.b**

**Case No. Z-20045**

**Parnell Development, LLC, Property**

**Rezone RSF-1, Single Family, to RR, Rural District, to Allow for Expansion of Existing Storage Facility**

**December 3, 2020**

### Subject Property Information

**Planning District:** 4  
**General Location:** West of State Highway 225  
**Physical Address:** N/A  
**Parcel Number:** Part of 05-29-09-42-0-000-003.080  
**Existing Zoning:** RSF-1, Single Family District  
**Proposed Zoning:** RR, Rural District  
**Existing Land Use:** Undeveloped  
**Proposed Land Use:** Commercial (Expansion of existing storage facility. Special Exception required.  
**Acreage:** Approximately one (1) acre of a 5.3 acre parcel  
**Applicant:** Parnell Development, LLC/Les Parnell  
7152-A Cloverleaf Landing Road  
Bay Minette, Alabama 36507  
**Owners:** Same  
**Lead Staff:** Vince Jackson, Development Review Planner  
**Attachments:** *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Undeveloped	RSF-1, Single Family
South	Residential/Timberland	RSF-E, Single Family Estate
East	Commercial	RR, Rural District
West	Undeveloped/Timberland	RSF-1, Single Family
Summary		

The applicant is requesting to rezone approximately one acre from RSF-1, Single Family District, to RR, Rural District. The purpose is to allow additional recreational vehicle and boat storage for the adjacent Hwy 225 Storage facility, which is also owned by the applicant. On December 27, 2017, the Board of Adjustment for County Commission District #1, granted the initial approval for Hwy 225 Storage through the Special Exception process. An expansion was approved by the Board on September 2, 2020. If the rezoning request is approved, further Special Exception review and approval will be required.

## 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 3.1 RR, Rural District

3.1.1 *Generally.* This zoning district is provided to accommodate the rural areas of Baldwin County. Rural District ordinances are designed to protect the rural character of the area.

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

- (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) Marine recreation uses.
- (d) Outdoor recreation uses.
- (e) The following general commercial uses: animal clinic and/or kennels; farm implement sales; farmer's market/truck crops; nursery; landscape sales.
- (f) Local commercial uses.
- (g) Professional service and office uses.
- (h) The following institutional uses: church or similar religious facility; child care center; child care institution; day care home; fire station; library; post office; school (public or private).
- (i) Agricultural uses.
- (j) Single family dwellings including manufactured housing and mobile homes.
- (k) Accessory structures and uses.

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

- (a) Light industrial uses.
- (b) General commercial uses not permitted by right, except race track.
- (c) Institutional uses not permitted by right, except correctional, detention, or penal institution and sanitarium.
- (d) Boarding house, rooming house, lodging house, or dormitory.
- (e) Fraternity or sorority house.

3.1.4 *Conditional use.* 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:

Transportation, communication, and utility uses not permitted by right.

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

Maximum Height of Structure in Feet	35
Minimum Front Yard	30-feet
Minimum Rear Yard	30-feet
Minimum Side Yards	10-feet
Minimum Lot Area	40,000 Square Feet
Minimum Lot Width at Building Line	120-feet
Minimum Lot Width at Street Line	120-feet

3.1.6 *Area and dimensional modifications.* Within the RR district, area and dimensional requirements may be reduced, as set forth below, where property is divided among the following legally related family members: spouse, children, siblings, parents, grandparents, grandchildren, or step-related individuals of the same status.

Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	20,000 Square Feet
Minimum Lot Width at Building Line	80-Feet
Minimum Lot Width at Street Line	80-Feet

#### Agency Comments

**Baldwin County Highway Department:** Access will be through the existing storage facility which is located off a State maintained route.

**ADEM:** No comments received.

**BCBE:** N/A

**Municipality:** Bay Minette. No comments received.

#### Staff Analysis and Findings

The factors for reviewing zoning amendments are listed below and 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 undeveloped. The property adjoins State Highway 225 to the east. The adjoining property to the east is the location for a storage facility. This property is owned by the applicant and is zoned RR. Adjoining properties to the north, south and west are residential, undeveloped and forested timberland.

**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?**

Property to the east received Special Exception approval from the Board of Adjustment for the existing storage facility. Property to the north was rezoned to RSF-1 and RSF-E for a single family subdivision which was developed by the applicant.

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

The Baldwin County Master Plan, 2013, provides future land use designations for properties located within the zoned areas of the County. These categories represent the recommendations for the physical development of the unincorporated areas of the County. They are intended for planning purposes only and do not represent zoning designations for areas which have not voted their desire to come under the zoning authority of the County Commission. Although not legally binding, the future land use designations are evaluated in conjunction with criteria found in the zoning ordinance, the subdivision regulations and any other ordinances or regulations which the County Commission may adopt. A future land use designation of Residential is currently provided for the subject property. If the rezoning is approved, the Future Land Use Map will be amended to reflect the designation of Agricultural. The proposed use is commercial, but this can be accommodated under the Agricultural designation due to the requested zoning.

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

Staff knows of no conflicts with existing or planned public improvements.

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

The existing storage facility is already established with expansion being anticipated by this request. A business of this type is intended to serve a local area and generally does not draw a significant amount of traffic. As a result, traffic impact should be minimal. Staff believes that the storage facility serves as a convenience to the growing residential population of the area.

**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.**

With the exception of the storage facility, the surrounding property is largely undeveloped and much of it is owned by the applicant. A volunteer fire department is located to the south of the storage facility entrance. Also, see response to Standard Number 1.

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

Adjacent property to the east is zoned RR.

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

Timing is not a factor with this request.

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

There should be no adverse impacts on environmental conditions and historic resources.

**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.**

- If the application is approved, the applicant will need to obtain Special Exception approval for the proposed boat and rv storage, as this would be an expansion of the existing storage facility. The initial Special Exception and subsequent expansion were both approved without opposition. As a result, staff anticipates no issues with further Special Exception approval.
- Staff will carefully review all submittals to ensure compliance with the requirements of the zoning ordinance which are applicable to storage facilities. This would include fencing and buffers.

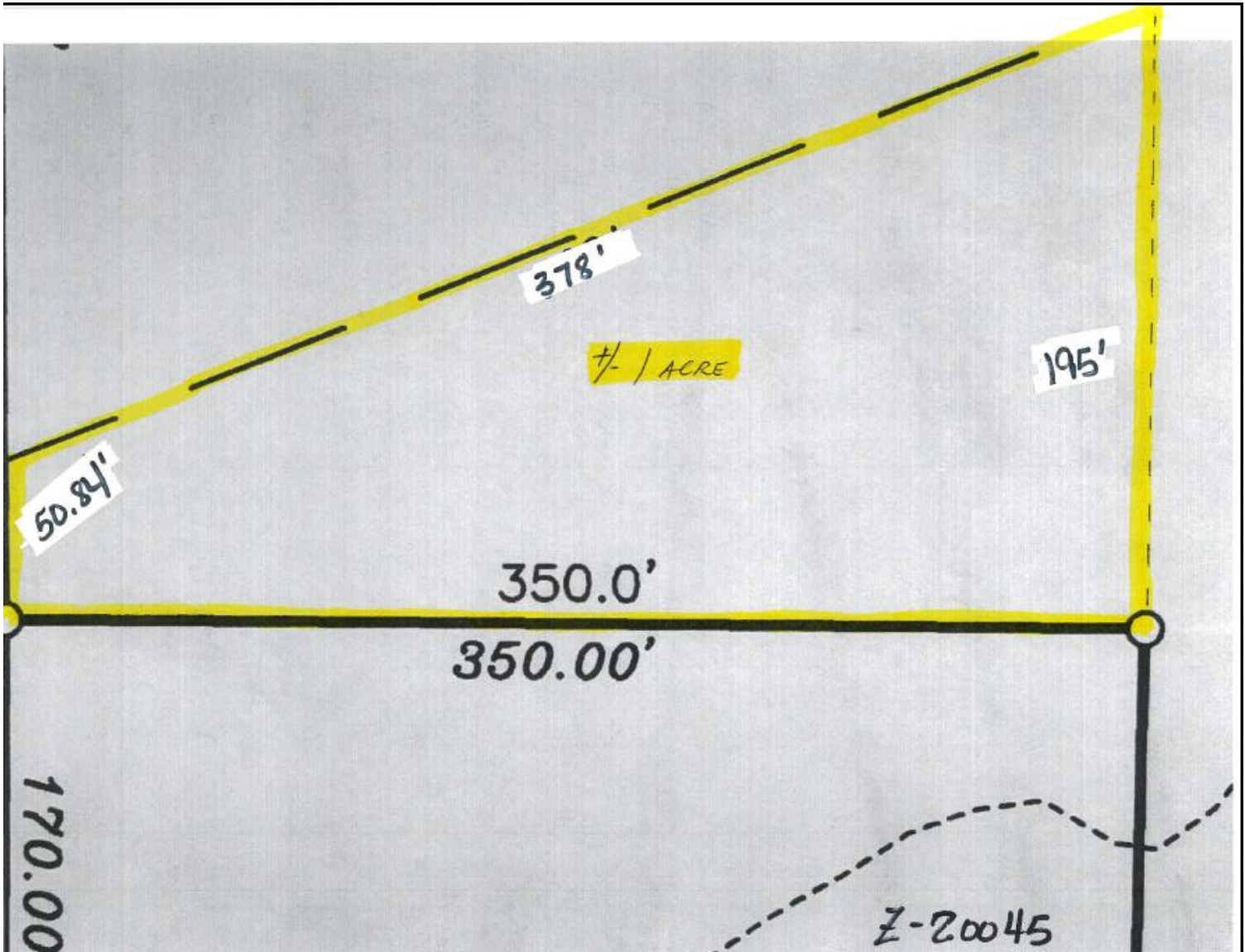
**Staff Comments and Recommendation**

As stated previously, the applicant is requesting to rezone approximately one acre from RSF-1, Single Family District, to RR, Rural District. The property in question is part of a larger 5.3 acre parcel. The purpose of the request is to allow additional recreational vehicle and boat storage for the adjacent Hwy 225 Storage facility which is owned by the applicant. If the rezoning is approved, the additional storage will require Special Exception approval from the Board of Adjustment.

Staff feels that this is a reasonable request and recommends **APPROVAL** to the County Commission. \*

*\*On rezoning applications, the Planning Commission is the recommending body to the County Commission.*

Survey





## Property Images









## Locator Map



## Site Map

