

Baldwin County Planning and Zoning Commission
Case No. S-20069 – Hookbone RV Park
Variance Request Approval
Staff Report for Planning and Zoning Commission Public Hearing
August 5, 2021

This report is prepared by the Baldwin County Planning and Zoning, Subdivision Staff to provide information to the Baldwin County Planning and Zoning Commission to assist in making decisions on this application.

I. PUBLIC HEARINGS:

Planning Commission: August 5, 2021 Variance Request Approval Pending
November 5, 2019 Final Site Plan Approval

Attachments: Town of Summerdale approvals
Vicinity Map
Site Map
Proposed Site Plan
Exhibit submitted by applicant

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Planning District: District 18 – Unzoned

Location of Property: The subject property is located on the west side of State Highway 59 north of Couch Plant Road on 4.77 acres +/- in the Summerdale area.

Parcel Number: 05-48-04-19-0-000-004.008
05-48-04-19-0-000-004.052
05-48-04-19-0-000-004.051

Report Prepared By: Mary Booth, Subdivision Coordinator

III. SUBDIVISION PROPOSAL:

The applicant/developer is proposing to construct 46 gravel-pad RV spaces on a 4.77 acre site in the Summerdale area west of State HWY 59 and North of Couch Plant Road.

Owner/Developer: John R. and Tammy Hudson
19665 State Highway 59
Summerdale, AL 36580

Engineer: Chris Lieb, PE
Lieb Engineering Company, LLC
PO Box 2266
Fairhope, AL 36533

Surveyor: J. Pierce and Associates
16116 Old Ganey Road
Bay Minette, AL 36507

Request: The applicant is requesting a Variance approval for the above-mentioned subdivision from the Baldwin County Planning and Zoning Commission to allow for a variance of the current subdivision regulations from the required 30' setback requirements.

IV. PUBLIC UTILITIES AND SITE CONSIDERATIONS:

Public Utilities Services:	Water:	Summerdale Utilities
	Sewer:	Baldwin County Sewer Service
	Electricity:	Riviera Utilities
	Gas:	Riviera Utilities
	Telephone:	Centurylink

Transportation: The proposed RV Park will be accessed from a private drive connected to State Highway 59.

V. STAFF COMMENTS:

Items for consideration:

1. A variance shall not be approved unless there are findings based upon the evidence presented in each specific case that:

(a) The granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property.

- Staff does not believe granting of a variance in this particular case will be detrimental to the public safety, health or welfare or injurious to other property at this time.

(b) The conditions upon which the request for a variance is based are unique to the property for which the variance is sought.

- No features unique to the property for which a variance is warranted could be identified by staff.

(c) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out;

- No particular physical surroundings, shape, or topographical conditions of the specific property involved could be identified by staff that would create a hardship for which a variance is warranted.

(d) The variance will not in any manner vary the provisions of other adopted policies and regulations of the Baldwin County Commission.

- The variance, if approved, would vary from the subdivision regulations that are in place at the time of the variance request.

(e) Inconvenience, financial concerns, or self-imposed conditions shall not be considered as a hardship for the purpose of granting the variance.

- Staff does not believe the granting of the variance shall be considered due to a hardship for inconvenience, financial concerns, or self-imposed conditions.

2. The Final Site Plan that was approved during the November 7, 2019 Planning Commission was for 41 hook-ups. Since this project was located within the Town of Summerdale's planning jurisdiction, the Town of Summerdale exercised their review authority and held a public meeting on February 18, 2021. Conditions for Town of Summerdale included a paving requirement that resulted in a revised road layout and multiple variances which are included in the attached email from the Town of Summerdale.

4. The revised road layout resulted in a drainage structure being located within the Highway Construction Setback. A variance request for allowing a drainage structure within the Highway Construction setback was submitted to Baldwin County Planning and Zoning in April 2021, but, due to a recommendation for denial for lack of hardship, the owners withdrew the variance and modified their site plan to move the drainage structure from within the Highway Construction Setback.

3. Revised final site plans were resubmitted to Baldwin County Planning and Zoning for administrative approval June 2021. The revised plans show the lot layout with the proposed RV pads within the 30' building setback. Although the Town of Summerdale granted a variance from the setbacks, the owners and engineer of record were notified that the lot layout did not meet the requirements of the current subdivision regulations and a modified site plan would be required to remove the pads from within the 30' setback. Additionally, the modified site plan now includes 46 hook-ups.

4. The owner/applicant submitted a variance request in June 2021 with a 0' front and rear setback and a 30' side setback. However, per current subdivision regulations, Article 5.16(f)1, RV parks and campgrounds sites/ units shall be located a minimum of thirty (30) feet from any exterior property line or wetland.

VI. RECOMMENDATIONS:

Staff recommends that the Variance Request for Case No. S-20069, Hookbone RV Resort be **DENIED** due to the non-demonstration of a hardship for which a variance is warranted.

From: [Chasity Davis](#)
To: [Mary Booth](#)
Subject: Re: Hookbone RV Park - Follow up email (Town of Summerdale)
Date: Wednesday, June 23, 2021 2:33:11 PM
Attachments: [image001.png](#)

This message has originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Mary, If there is something else you need from me please let me know. Thanks again.

Chasity York Davis
Planning & Zoning
Business Licenses

Town of Summerdale
502 W Lee Ave
Summerdale, AL 36580
251.989.6202 ext. 2 (p)
251.989.7447 (f)

"Today I create a wonderful new day and a wonderful new future."

On Wed, Jun 23, 2021 at 2:20 PM Chasity Davis <planning@summerdaleal.com> wrote:
Mary - Thank you for speaking with me today.

The Summerdale Planning Commission voted to approve the Hookbone RV Park preliminary plat with the following variances to the Town of Summerdale Subdivision Regulations:

5.3.1 Table 1: Minimum Design Standard for Streets: Hookbone does not show a right-of-way associated with roads as opposed to the 50' right-of-way required, David Wilson moved to approve, seconded by Jason Dixon. All ayes.

5.3.5 b. 1. Lot sizes of land not subject to zoning: Hookbone is an RV Park with individual RV spaces for rent on a single parcel of land, Stacey Martin moved to approve, seconded by Ken Gates. All ayes. ([This variance was given to this section of the Subdivision Regulations which also gave a variance to the setbacks.](#))

7.1.2 Grading of Right of Way – Hookbone was given a variance to the right-of-way requirement so this does not apply, David Wilson moved to approve, seconded by Jason Dixon. All ayes.

7.1.4 Sidewalks – Hookbone has no sidewalks as required in the subdivision regulations, however, there is a paved walkway to the community amenities to assist tenants with disabilities, Jason Dixon moved to approve, seconded by Dana Thompson. Upon vote: Ayes: Robert Davis, Jason Dixon, Norma Giles, Stacey Martin, Dana Thompson, and David Wilson. Voting no: Ken Gates. Abstaining: None.

Since the initial approval, there have been some minor revisions to the plan as submitted to Baldwin County as a site plan, namely a unit has been removed and the drainage pond has been relocated. The Summerdale Planning Commission has discussed those minor changes and approves.

It is our understanding that even with a granted variance from the Town of Summerdale Subdivision Regulations, Mr. Hudson will still need to comply with Baldwin County regulations or request a variance to those regulations.

Please let me know if you need anything additional.

Chasity York Davis
Planning & Zoning
Business Licenses

Town of Summerdale
502 W Lee Ave
Summerdale, AL 36580
251.989.6202 ext. 2 (p)
251.989.7447 (f)

"Today I create a wonderful new day and a wonderful new future."

On Wed, Jun 23, 2021 at 1:39 PM Mary Booth <MBOOTH@baldwincountyal.gov> wrote:

Chasity,

Per our phone conversation, your planning commission has reviewed the site plans and recommended the changes that have been submitted to us. Additionally, your planning commission granted a variance on the setbacks from the Town of Summerdale's Subdivision Regulations.

However, Baldwin County's subdivision regulations require the 30' front/rear/side setbacks for the RV sites. Therefore, Mr. Hudson would need to request a variance from our sub-regs on the setbacks, in which he has been advised. This is not an administrative procedure and must go before our planning commission for their consideration. As per our sub-regs, our recommendation would be to deny the variance request. However, Mr. Hudson and/or his engineer will have an opportunity to speak before the Commission and present his case for his request on the variance. The final decision lies with the Planning Commission, they may approve the variance request and they may deny the variance request.

Further, you will send us an email that the final site plan revisions provided by the Mr. Hudson and his engineer are in compliance with what your Planning Commission approved, with the exception of the setbacks as Mr. Hudson still needs to comply with Baldwin County sub-regs.

If you have any other questions or comments, please contact us as needed.

Thanks,

Mary Booth, CAPZO

Subdivision Coordinator

Baldwin County Planning and Zoning

22251 Palmer Street

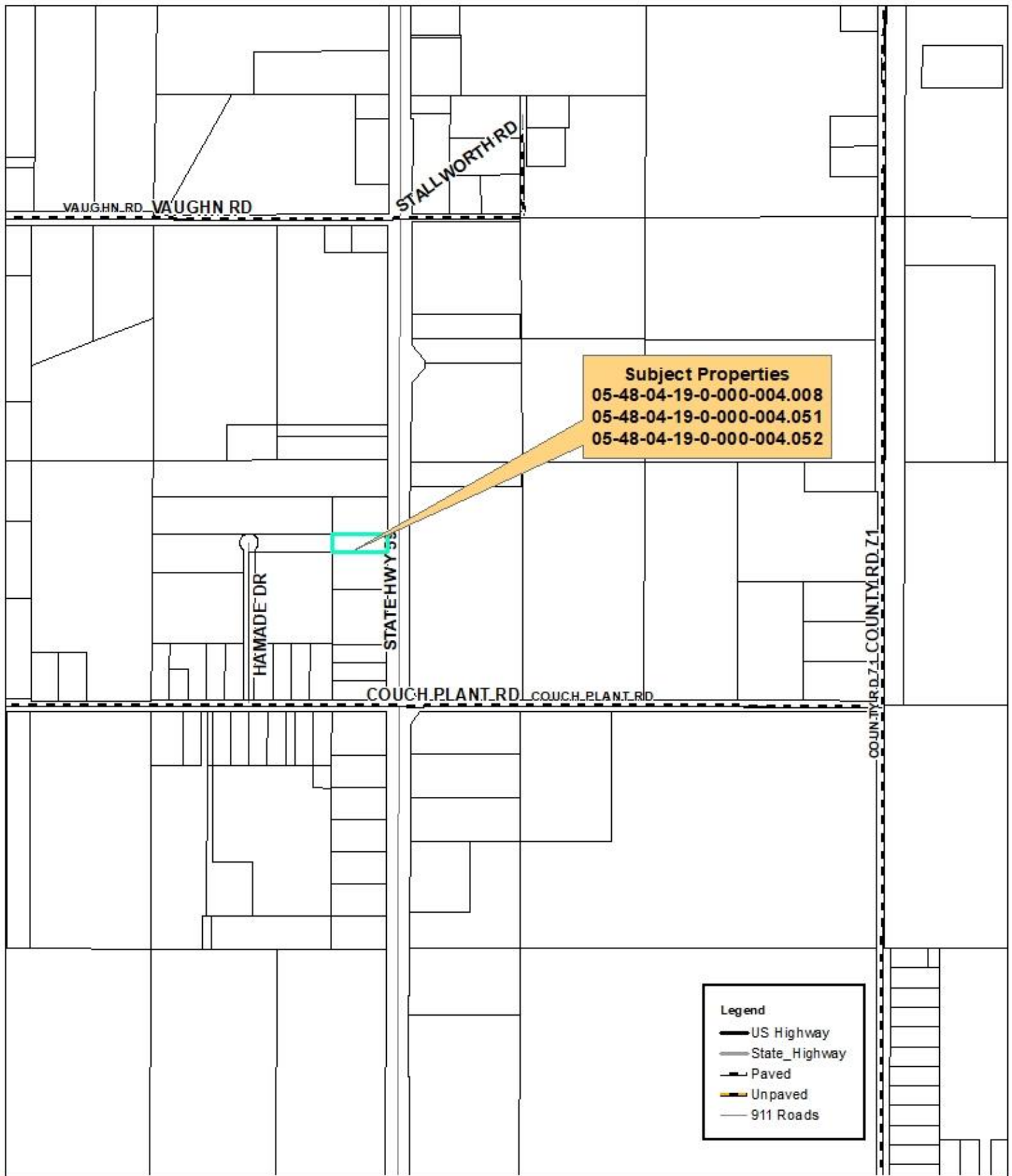
Robertsdale, AL 36567

☎ Office: 251-580-1655

✉ E-Mail: mbooth@baldwincountyal.gov

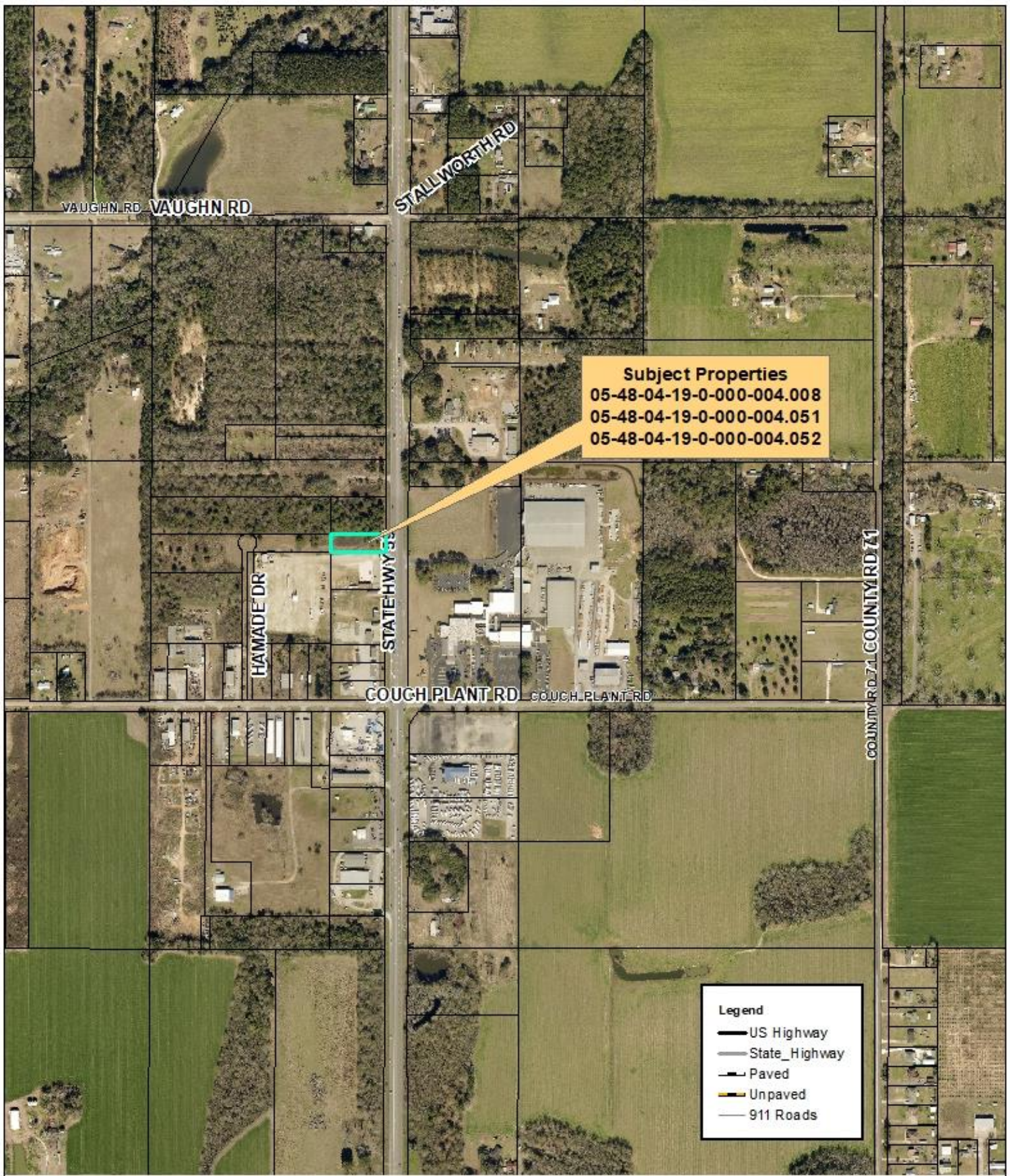


BALDWIN
COUNTY, ALABAMA
EST. 1809



S-20069 Hookbone RV Park Variance Vicinity Map

0 250 500 1,000 1,500 2,000 2,500
Feet



S-20069 Hookbone RV Park Variance

Site Map

0 250 500 1,000 1,500 2,000 2,500 Feet

