

**Baldwin County Planning and Zoning Commission**  
**Case No. S-20069 – Hookbone RV Park**  
**Final Site Plan Approval**

Staff Report for Planning and Zoning Commission Public Hearing

**November 5, 2020**

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:** November 5, 2020 Final Site Plan Approval Pending

**Attachments:** Vicinity Map  
Site Map  
Proposed Plat

**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 approximately 0.30 miles south of Vaughn Road in the Summerdale area.

**Parcel Number(s):** 05-48-04-19-0-000-004.008, 05-48-04-19-0-000-004.051  
05-48-04-19-0-000-004.052, 05-48-04-19-0-000-004.061

**Report Prepared By:** Mary Booth; Subdivision Coordinator

**III. SUBDIVISION PROPOSAL:**

**Proposed number of Sites:** 41

**Linear Feet of Streets:** 2,556LF (Private)

**Total Acreage:** ± 4.77 acres

**Smallest Site Size:** ± 1,748 square feet

**Owner/Developer:** John R. Hudson & Tammy P. Hudson  
19665 Highway 59  
Summerdale, AL 36580

**Engineer:** Lieb Engineering Company, LLC  
PO Box 2266  
Fairhope, AL 36532

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

**Request:** The applicant is requesting Final Site Plan approval for the above-mentioned RV resort from the Baldwin County Planning and Zoning Commission.

**IV. PUBLIC UTILITIES AND SITE CONSIDERATIONS:**

<b>Public Utilities Services:</b>	Water:	Town of Summerdale
	Sewer:	Baldwin County Sewer Service
	Electricity:	Riviera Utilities

**Transportation:** The proposed sites will front on an internal privately maintained, gravel paved road.

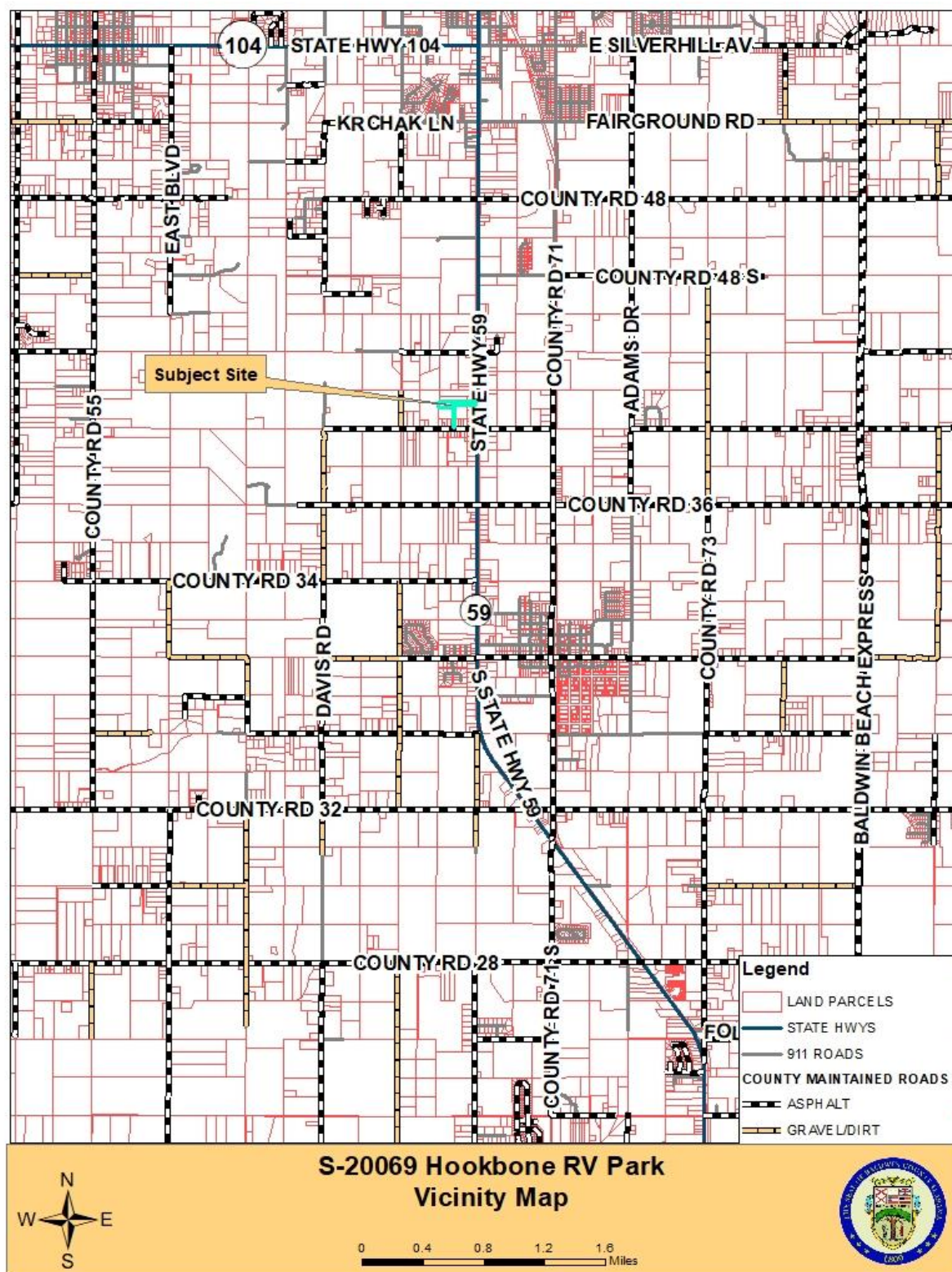
**V. STAFF COMMENTS:**

Items for consideration:

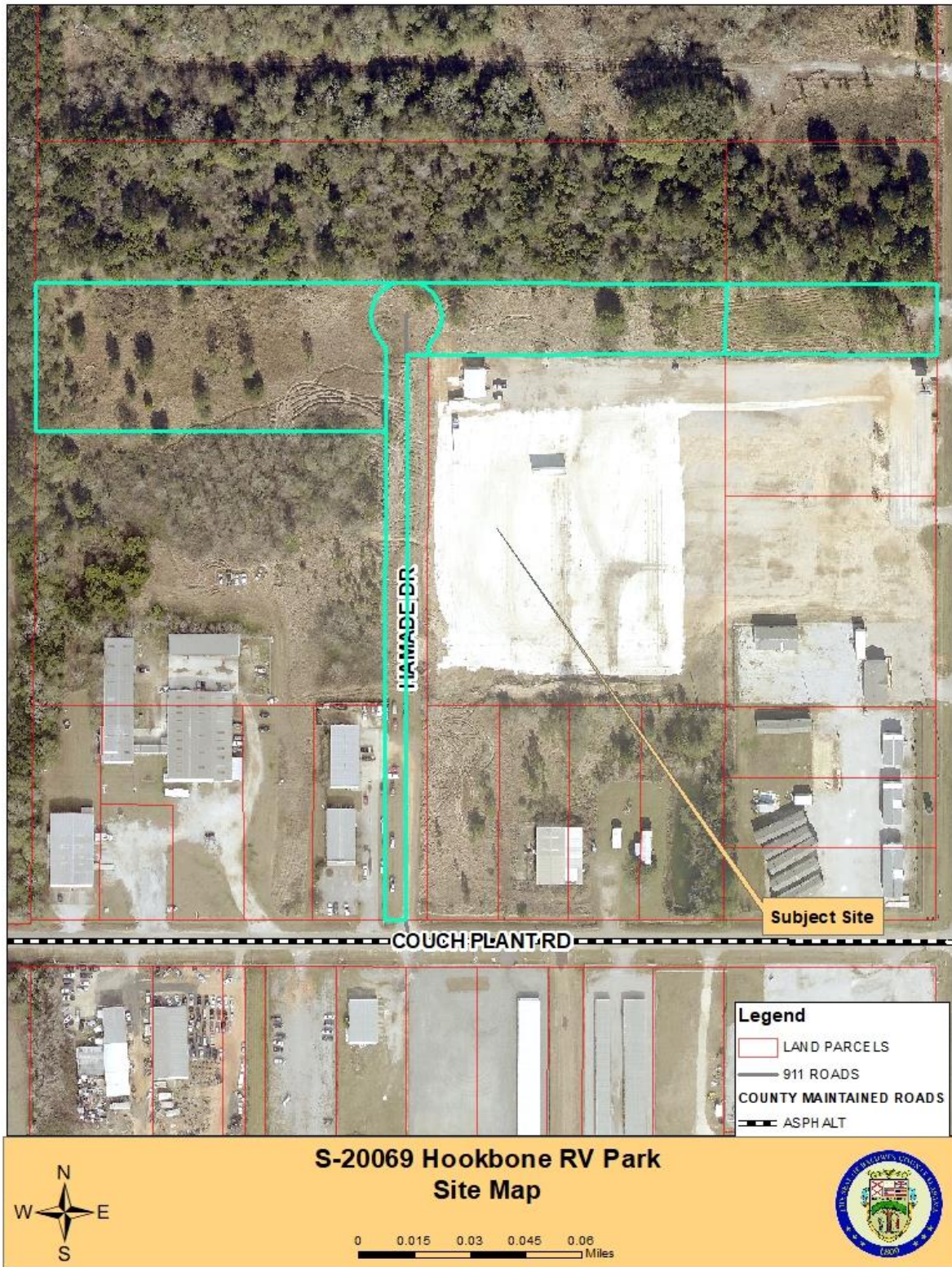
- All items of the Final Site Plan application meet the requirements of the subdivision regulations.

**VI. RECOMMENDATIONS:**

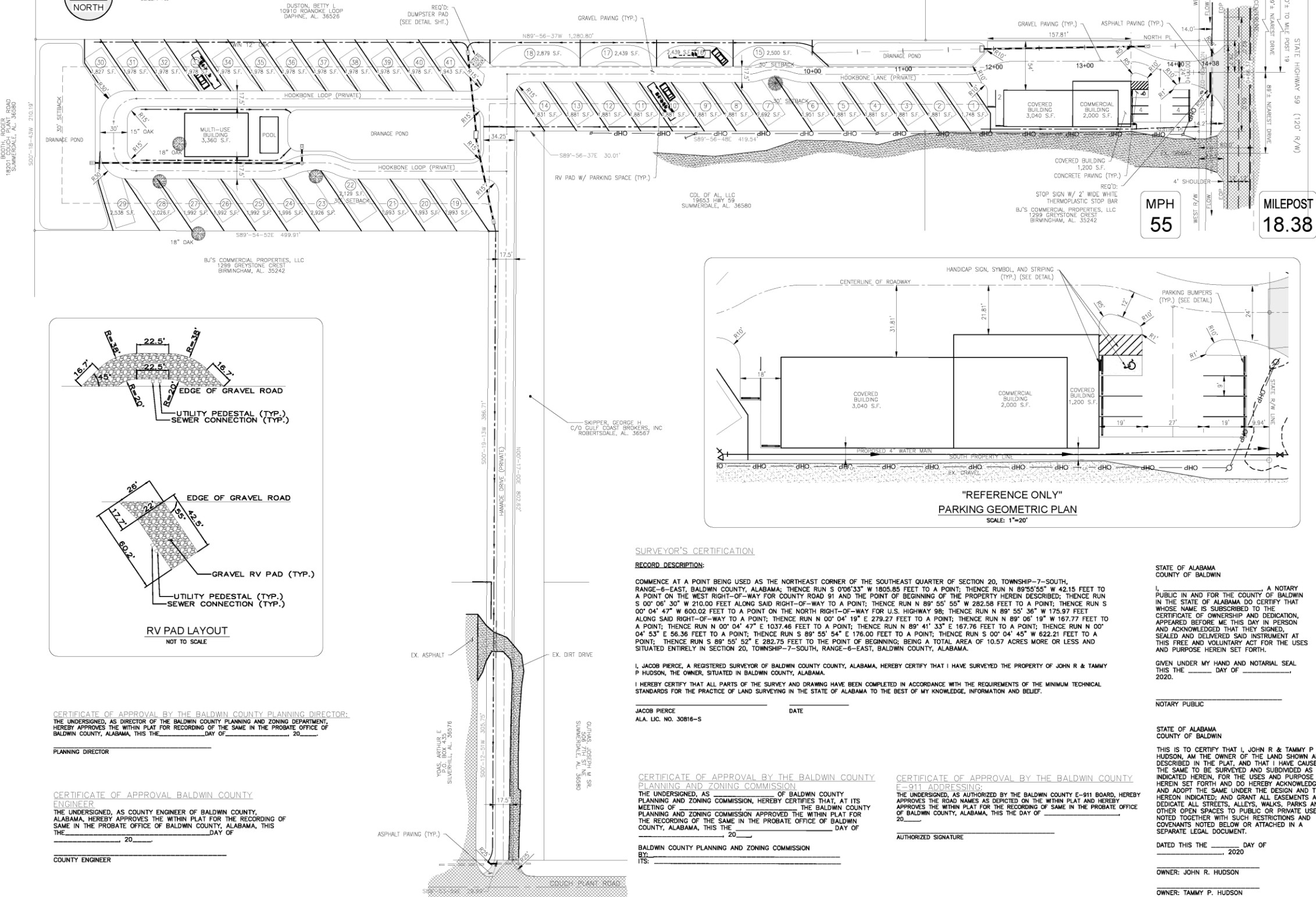
Staff recommends that the Final Site Plan approval for Case No. S-20069, Hookbone RV Park, be **APPROVED.**











- NOTES:**
- SEE SHEET C1.0 FOR GENERAL NOTES.
  - THE INTERNAL RIGHTS-OF-WAY, ROADS, EASEMENTS AND DRAINAGE FACILITIES ARE PRIVATE AND WILL BE MAINTAINED BY THE DEVELOPER/OWNER AND WILL NOT BE MAINTAINED BY BALDWIN COUNTY. IF INDIVIDUAL LOTS, SITES, UNITS, ETC., ARE TO BE SOLD, THE DEVELOPER/OWNER SHALL BE REQUIRED TO MEET THE CURRENT BALDWIN COUNTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME, AND THE PROPERTY SHALL BE BROUGHT INTO COMPLIANCE WITH THOSE REGULATIONS PRIOR TO SUCH SALE OR ATTEMPTED SALE.
  - DETENTION AND COMMON AREAS SHALL BE MAINTAINED BY THE DEVELOPER/OWNER AND NOT BY THE TOWN OF SUMMERDALE, BALDWIN COUNTY, OR THE STATE OF ALABAMA.

**PROJECT NARRATIVE:**

THE PROJECT CONSISTS OF DEVELOPING AN OPEN FIELD INTO AN RV PARK ON 4.77 ACRES. THE ROAD INFRASTRUCTURE IS SLATED TO BE GRAVEL. THERE WILL BE A TOTAL OF 41 HOOKUPS. THE WATER SUPPLY WILL BE PROVIDED BY A 4" WATER MAIN. THE SEWER WILL BE GRAVITY TO THE CENTRAL COLLECTION SYSTEM ALONG STATE HIGHWAY 59.

SITE PLAN DATA:	
UNIT SIZE:	4.77 AC.± (207,781 S.F.)
USE:	COMMERCIAL & RV PARK
SMALLEST SPACE SIZE:	1,748 S.F.
TOTAL NUMBER OF HOOKUPS:	41
PARKING SPACES:	49
LINEAR FEET OF PRIVATE ROADS:	2,556 LF
TOTAL IMPERVIOUS AREA:	10,742 SF
DENSITY:	8.60 HOOKUPS/ACRE
TOTAL USABLE OPEN SPACE:	18,286 SF
COUNTY:	BALDWIN
CITY & STATE:	SUMMERDALE, AL
STREET:	STATE HIGHWAY 59
ZONING:	NONE
OPEN SPACE:	2.38 AC/50.0%
FRONT SETBACK:	0'
REAR SETBACK:	0'
SIDE SETBACK:	30'

**CONTACT INFORMATION:**

**OWNER:**  
JOHN R. & TAMMY P. HUDSON  
19665 HIGHWAY 59  
SUMMERDALE, AL 36580  
(251) 223-7777

**ENGINEER:**  
LIEB ENGINEERING COMPANY, LLC  
PO BOX 2266  
FAIRHOPE, AL 36533  
(251) 978-9779  
CONTACT: CHRIS LIEB, PE

**SURVEYOR:**  
J. PIERCE AND ASSOCIATES, LLC  
16116 OLD GANEY ROAD  
BAY MINETTE, AL 36507  
(251) 508-5975

UTILITY PROVIDERS	
PHONE:	CENTURYLINK
WATER:	SUMMERDALE UTILITIES
POWER:	RIVIERA UTILITIES
GAS:	RIVIERA UTILITIES
SEWER:	BALDWIN COUNTY SEWER SERVICE

**ISSUED FOR REVIEW**

REVISIONS			
A	ISSUED FOR REVIEW	9/1/2020	
B	ISSUED FOR REVIEW	10/15/2020	

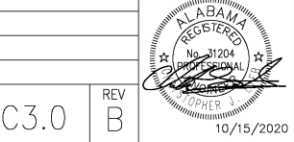


LIEB ENGINEERING COMPANY  
PO BOX 2266  
FAIRHOPE, AL 36533  
PH: (251) 978-9779

NOT VALID WITHOUT THE DATED SIGNATURE AND SEAL OF AN ALABAMA LICENSED ENGINEER.  
ALABAMA LICENSED ENGINEER: CHRISTOPHER JAY LIEB, P.E. LICENSE NUMBER 31204  
ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER: 4938

JOB NUMBER	DRAWN BY: JLG	DATE: 9/1/2020	SCALE: 1"=50'
2020-026	CHECKED BY: CJL	APPROVED BY: CJL	ENGR: CJL

HOOKBONE RV PARK	
OVERALL SITE PLAN	
SUMMERDALE, AL	
OWNER: JOHN R. & TAMMY P. HUDSON	
SHEET NUMBER	REV
3 OF 8	B



REVISED - RECEIVED 10-29-2020