

APPEAL REQUEST

CASE NO: S-20069 / HOOKBONE RV PARK

19665 Hwy 59 . Summerdale . Alabama . 36580 . Owners: Ricky (John R) & Tammy Hudson

Baldwin County Planning & Zoning Director
Attn: Matthew Brown
22251 Palmer Street
Robertsdale, AL 36567

August 9, 2021

Mr. Brown,

This letter is to request an “Appeal” of the Baldwin County Planning Commission decision on August 5th to “Deny” a Setback “Variance” that in turn required the Baldwin County Planning & Zoning Department to administratively deny S-20069 Final Site Plan application. This is despite Baldwin County Planning Commission’s S-20069 Site Plan Approval with no deficiencies, the City of Summerdale Planning Commission’s Site Plan Approval with Setback Variance and 3 Public hearings to date with no setback concerns from the public. The detailed information included in this 12 page “appeal” request is intended to convey the facts to the Baldwin County Commission of this 1 year Process. See the “Quick Facts” below for a timeline of major events...

Quick Facts: First Baldwin County Planning & Zoning RV Setback Comment requiring a “Variance” came after 300+ days from Initial sketch submittal (August 7, 2020), 200+ days after Baldwin County Planning Commission Final Site Plan “Approval” and 100+ days after the City of Summerdale Planning Commission “Approval with Setback Variance” of which all included drawings clearly showing RV’s within this 30’ setback.

Please notify and copy all the relevant persons as per Section 4.7.1 of the Subdivision Regulations and send me a notice when this matter is to be scheduled for a hearing on this appeal.

Thank You,
Ricky Hudson (Owner)
19665 Highway 59
Summerdale, AL 36542
251-223-7777
Email: rhudson@hookbone.com

After 1 Year, 2 Planning Commission Approvals, 3 Public Hearings, Project S-20069 Final Site Plan Application is administratively “Denied” by Baldwin County Planning & Zoning

General Timeline of Events: August 2020 thru August 2021 (Primary focus on Baldwin County 30’ RV Site Setback Variance Denial)

- August 7, 2020 - Initial conversation with Baldwin County Planning & Zoning on proposed RV Park. Initial sketch shown & sent via email. 5’ RV Site Setback clearly shown on Sketch. (See attachment “A”)
- August 12, 2020 – Initial meeting with Baldwin County Planning & Zoning on proposed RV Park Sketch. 5’ RV Site Setback clearly shown on Sketch. (See attachment “A”)
- September/October/November 2020 - Site Plan and Drainage Reports submitted to the Baldwin County Planning & Zoning
- October 1, 2020 - Baldwin County Planning Commission Site Plan Review. Planning Meeting Cancelled due to Hurricane Sally
- November 5, 2020 - Baldwin County Planning & Zoning recommends S-20069 RV Park Site Plan for approval to Baldwin County Planning Commission and the S-20069 Site Plan is approved (See attachment “B”)
- December 2020 - City of Summerdale Planning meeting cancelled due to quorum not met
- January 2021 - The City of Summerdale let us know that paving was highly suggested and other variances would need to be required
- January 2021 - Due to the paving requirement by the City of Summerdale, the road layout was changed to lower paving cost
- January 2021 - Special meeting with the City of Summerdale due to the decision an RV Park would be considered a full "Subdivision" and would require variances for items not typical of an RV park
- February 18, 2021 - City of Summerdale Planning Commission approved the Site Plan/Plat with variances (See attachment “C” & “D”)
- February 19, 2021 – Baldwin County Planning & Zoning was notified of the City of Summerdale Planning Commission approval with variances and that changes were made to the project design (See attachment “E”)
- March 8, 2021 – Baldwin County Planning & Zoning stated that "Since this development is located with Summerdale's planning jurisdiction, we will not need to submit to our Planning Commission for approval of the changes and will review administratively."
- March 2021 - Back and forth discussions between the Baldwin County Planning & Zoning, County Engineer and owners Engineer. It was determined that a Construction Setback Variance would be required by Baldwin County Planning Commission for Hwy 59. Variance request was submitted April 2021 (See attachment “E”)
- May 21, 2021 – Received email from Baldwin County Planning & Zoning (Buford King) stating it would request the variance to be “Denied”
- May 24, 2021 – Owners Engineer Rescinded variance request, Modified drawings to eliminate need for variance (See attachment “G”)
- June 2, 2021 – Owner Hand delivered S-20069 “Issued for Recording / IFC” drawings to the Baldwin County Planning & Zoning for review and final signatures
- June 3 & 4, 2021 –Baldwin County Planning & Zoning emailed comment requiring 30’ property setback for RV sites. (See attachment “H”)
- June 9, 2021 – After approvals by Baldwin County Planning Commission & Summerdale Planning Commission (setback variance approved in Summerdale) Baldwin County Planning & Zoning is now requiring a setback variance to meet County requirements (See attachment “I”)
- August 9, 2021 – Baldwin County Planning Commission “Denies” Variance and Baldwin County Planning & Zoning administratively deny S-20069 Final Site Plan application. (See attachment “J”)

Please see items A thru J (Included) for Details & Reference Information

Attachment: A (August 7 & 12, 2020)

Proposed Original RV Park Sketch provided to Baldwin County Planning & Zoning for Review

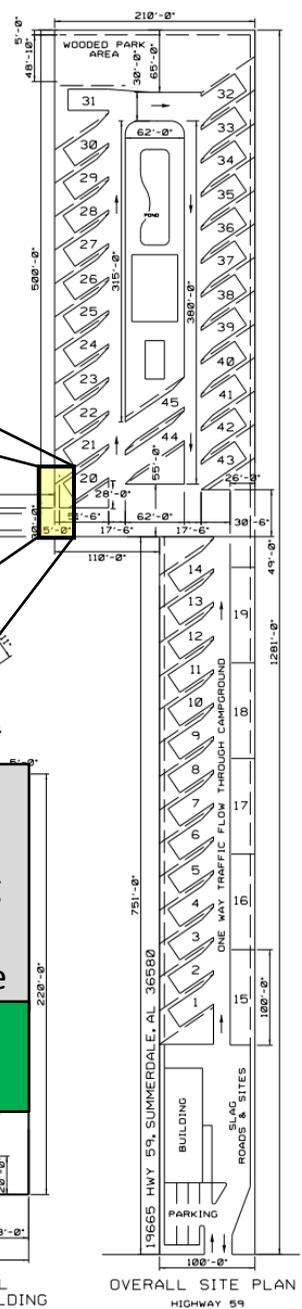


August 7, 2020
 A digital copy and a paper copy of this Proposed design was provided to Baldwin County Planning & Zoning (Mary Booth).

August 7, 2020
 Original Proposed RV Park Sketch provided to Baldwin County Planning & Zoning with 43 RV Sites within 30' of Property Line

NO COMMENTS ABOUT 30' RV SITE SETBACK

5' RV Site Setback Shown on Preliminary Sketch on August 7, 2020



Hudson - 19665 Hwy 59, Summerdale, AL 36580 - Proposed Campground

R rhudson@hookbone.com
 To 'mbooth@baldwincountyal.gov'
 Bcc 'rhudson@hookbone.com'; 'tammy@cb4go.com'

Reply Reply All Forward

Fri 8/7/2020 2:02 PM

August 7, 2020 @ 3:58 PM
 Baldwin County Planning & Zoning (Mary Booth) sent a Meeting request for 08/12/2020 to review proposed RV Park and was accepted by Ricky Hudson.

Fri 8/7/2020 3:58 PM

rhudson@hookbone.com

Accepted: Ricky Hudson - Proposed RV Park - Hwy 59 Summerdale

When Wednesday, August 12, 2020 2:30 PM-3:00 PM (UTC-06:00) Central Time (US & Canada).

Location Central Annex - 4th Floor - P&Z Conference table

1 rhudson@hookbone.com has accepted this meeting.

August 12, 2020
 Original Proposed RV Park Sketch discussed with Baldwin County Planning & Zoning and no comment was made to 43 RV Sites within 30' of Property Line

NO COMMENTS ABOUT 30' RV SITE SETBACK

August 7, 2020 @ 4:47 PM
 Ricky Hudson forwarded the Baldwin County Planning & Zoning meeting invite to Chris Lieb (Owners Engineer)

Fri 8/7/2020 4:47 PM

rhudson@hookbone.com

Meeting Forward Notification: Ricky Hudson - Proposed RV Park - Hwy 59 Summerdale

1 We couldn't find this meeting in the calendar. It may have been moved or deleted.

Your meeting was forwarded

rhudson@hookbone.com has forwarded your meeting request to additional people.

Meeting

Ricky Hudson - Proposed RV Park - Hwy 59 Summerdale

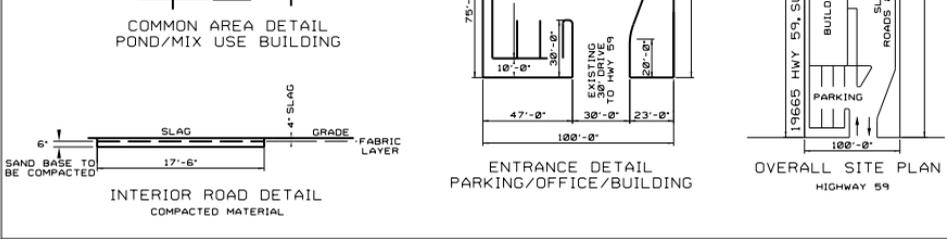
Meeting Time

Wednesday, August 12, 2020 2:30 PM - Wednesday, August 12, 2020 3:00 PM

Recipients

clieb@lebengineering.com

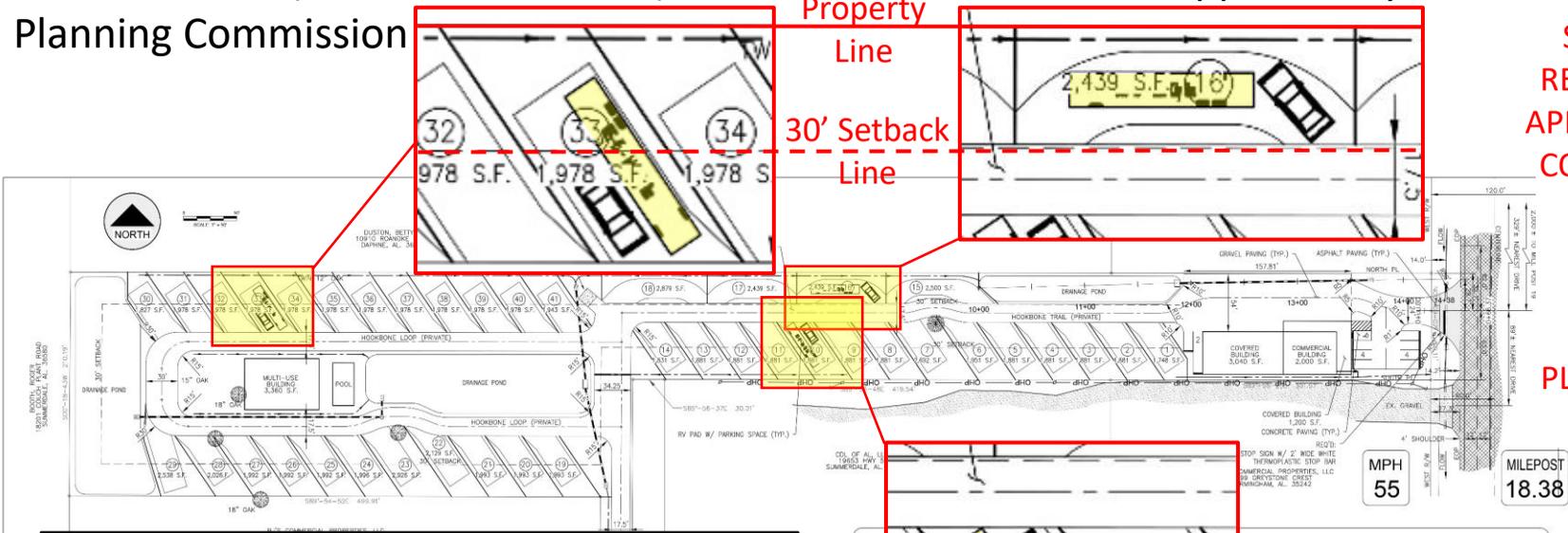
All times listed are in the following time zone: (UTC-06:00) Central Time (US & Canada)



PROPOSED: 45 SITE CAMPGROUND W/ OFFICE & RETAIL STORE		
OWNER: RICKY & TAMMY HUDSON CONTACT INFORMATION: 251-223-7777	SITE INFORMATION: 4 PARCELS: TOTAL 4.77+- ACRES PIN# 86678 PIN# 2065721 PIN# 2065522 PIN# 252623	SITE ADDRESS: 19665 HIGHWAY 59 SUMMERDALE, ALABAMA BALDWIN COUNTY 36580
DATE: 07/31/2020 REV: 4		

Planning Commission

**S-20069 SITE PLAN
RECOMMENDED FOR
APPROVAL BY BALDWIN
COUNTY PLANNING &
ZONING WITH
RV'S CLEARLY
SHOWN ON THE
"APPROVED" SITE
PLAN WITHIN THE 30'
SETBACK LINE.**



IN THIS SECTION IS SHOWN TO BE UNGRAVEL. 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
FDENSITY:	8.60 HOOKUPS/ACRE
TOTAL USABLE OPEN SPACE:	18,286 SF
COUNTY:	BALDWIN
CITY & STATE:	SUMMERDALE, AL
STREETS:	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 GANES ROAD
BAY MINETTE, AL 36507
(251) 508-5975

UTILITY PROVIDERS

PHONE: CENTURYLINK
WATER: SUMMERDALE UTILITIES
POWER: RIVERA UTILITIES
GAS: RIVERA UTILITIES
SEWER: BALDWIN COUNTY SEWER SERVICE

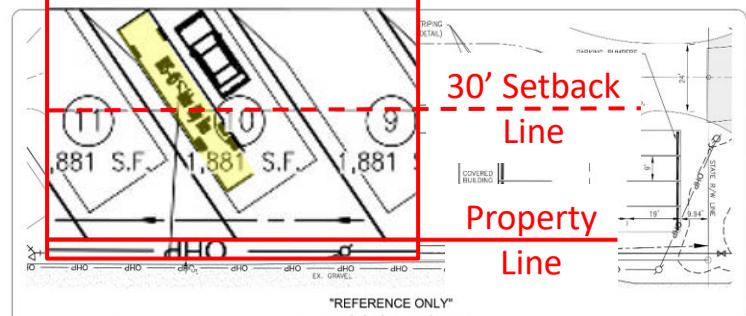
ISSUED FOR REVIEW

Baldwin County Planning and Zoning Commission Meeting Minutes
Thursday, November 5, 2020

e.) **CASE S-20069 HOOKBONE RV PARK FINAL SITE PLAN APPROVAL**
Mary Booth presented the application for final site plan approval for a 41 site RV resort on approximately 4.77 acres located on the west side of State Highway 59 south of Vaughn Road in the Summerdale area. The property is unzoned in Planning District 18. **Mrs. Booth reported no deficiencies and recommendation of approval by staff.**

Mrs. Booth answered questions. Chris Lieb, Ricky Hudson, and Arthur Yoas signed up in favor of the request. Mr. Lieb and Mr. Hudson spoke and answered questions. Brad Chambers and Brienne Bryant signed up in opposition and spoke. Arthur Yoas also spoke.

Brandon Bias made a motion to approve the request. Daniel Nance seconded the motion. **Robert Davis voted nay. All members voted aye. Motion to approve Case S-20069 Hookbone RV Park Final Site Plan Approval carries on a vote of 4-1.**



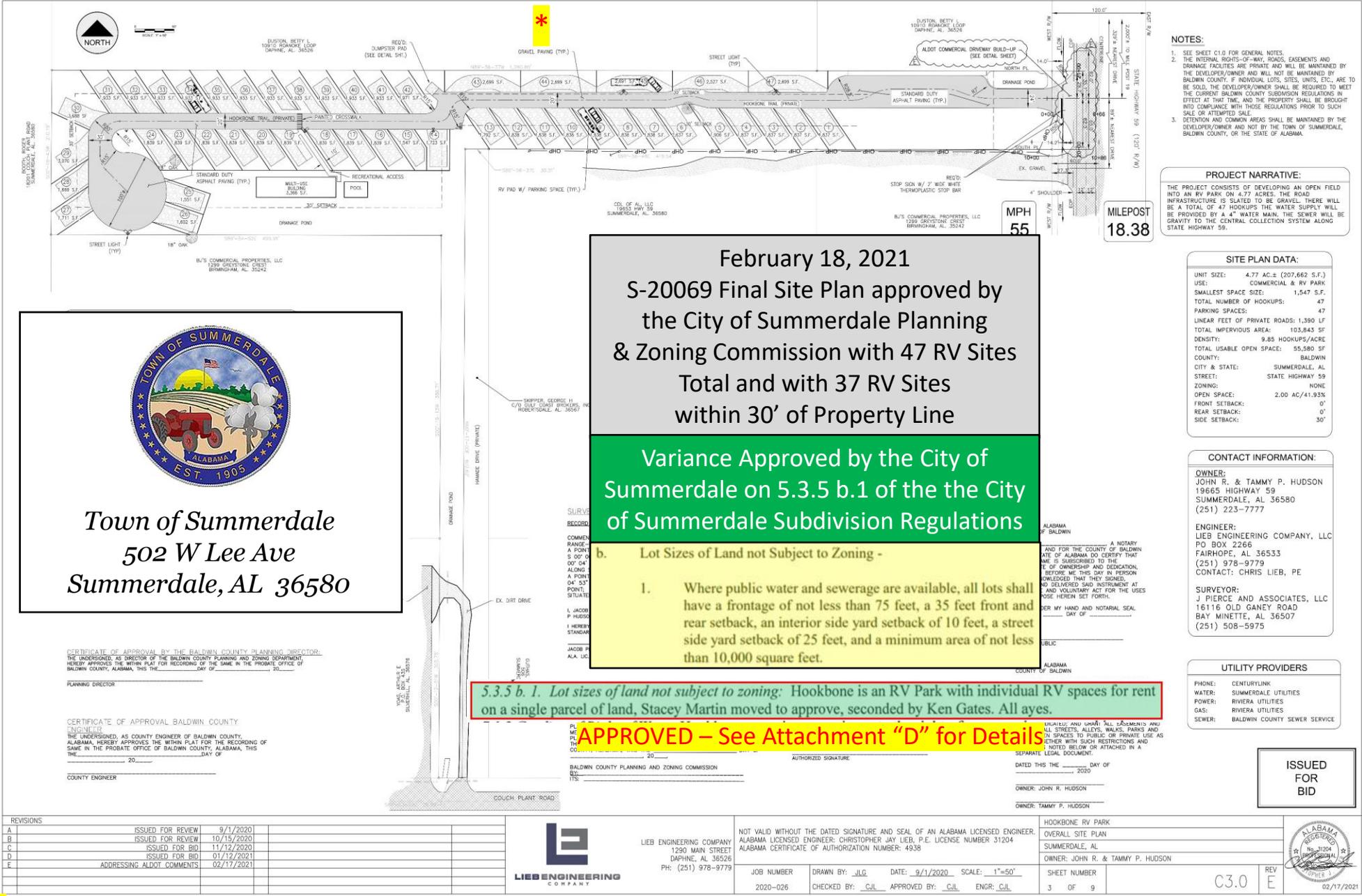
November 5, 2020
S-20069 Final Site Plan recommended for "Approval" by Baldwin County Planning & Zoning and approved by Baldwin County Planning Commission with 41 RV Sites Total & with 41 RV Sites within 30' of Property Line

NO COMMENTS ABOUT 30' RV SITE SETBACK

CERTIFICATE OF APPROVAL BALDWIN COUNTY ENGINEER
THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE _____ DAY OF _____, 20____.

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION
THE UNDERSIGNED, AS _____ OF PLANNING AND ZONING COMMISSION APPROVE THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE _____ DAY OF _____, 20____.

S-20069 Final RV Site Plan Approved by the City of Summerdale Planning Commission



NOTES:

- SEE SHEET C1-D 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 COAGULATION 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 47 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.± (207,662 S.F.)
USE:	COMMERCIAL & RV PARK
SMALLEST SPACE SIZE:	1,547 S.F.
TOTAL NUMBER OF HOOKUPS:	47
PARKING SPACES:	47
LINEAR FEET OF PRIVATE ROADS:	1,390 LF
TOTAL IMPERVIOUS AREA:	103,845 SF
DENSITY:	9.85 HOOKUPS/ACRE
TOTAL USABLE OPEN SPACE:	55,580 SF
COUNTY:	BALDWIN
CITY & STATE:	SUMMERDALE, AL
STREET:	STATE HIGHWAY 59
ZONING:	NONE
OPEN SPACE:	2.00 AC/41,935
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
15115 OLD GANLEY 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

February 18, 2021
S-20069 Final Site Plan approved by the City of Summerdale Planning & Zoning Commission with 47 RV Sites Total and with 37 RV Sites within 30' of Property Line

Variance Approved by the City of Summerdale on 5.3.5 b.1 of the the City of Summerdale Subdivision Regulations

b. Lot Sizes of Land not Subject to Zoning -

- Where public water and sewerage are available, all lots shall have a frontage of not less than 75 feet, a 35 feet front and rear setback, an interior side yard setback of 10 feet, a street side yard setback of 25 feet, and a minimum area of not less than 10,000 square feet.

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 eyes.

APPROVED – See Attachment “D” for Details

Town of Summerdale
502 W Lee Ave
Summerdale, AL 36580

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING DIRECTOR:
THE UNDERSIGNED, AS DIRECTOR OF THE BALDWIN COUNTY PLANNING AND ZONING DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE _____ DAY OF _____, 20____.

PLANNING DIRECTOR

CERTIFICATE OF APPROVAL BALDWIN COUNTY ENGINEER:
THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE _____ DAY OF _____, 20____.

COUNTY ENGINEER

BALDWIN COUNTY PLANNING AND ZONING COMMISSION
BY: _____
DATE: _____, 20____

SEPARATE LEGAL DOCUMENT:
DATED THIS _____ DAY OF _____, 20____
OWNER: JOHN R. HUDSON
OWNER: TAMMY P. HUDSON

ISSUED FOR BID

REVISIONS

A	ISSUED FOR REVIEW	9/1/2020
B	ISSUED FOR REVIEW	10/15/2020
C	ISSUED FOR BID	11/12/2020
D	ISSUED FOR BID	01/12/2021
E	ADDRESSING ALDOT COMMENTS	02/17/2021



LIEB ENGINEERING COMPANY
1290 MAIN STREET
DAPHNE, AL 36526
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: 2020-026
DRAWN BY: JLG
DATE: 9/1/2020
SCALE: 1"=50'
CHECKED BY: CJL
APPROVED BY: CJL ENGR. CJL

HOOKBONE RV PARK
OVERALL SITE PLAN
SUMMERDALE, AL
OWNER: JOHN R. & TAMMY P. HUDSON
SHEET NUMBER: 3 OF 9

C3.0



*Site Plan Modified: Due to differing Subdivision Requirements with the City of Summerdale. The Site Plan approved by the Baldwin County Planning Commission was modified primarily due to Road Paving requirements. The City of Summerdale also allowed multiple variances for Lot Widths, Square Footage, Setbacks, ROW, Sidewalks, Road Widths, etc...

Attachment: D (February 18, 2021) Setback Variance Approved by the City of Summerdale Planning Commission

Partial Comments from the City of Summerdale's Meeting Minutes dated February 18, 2021 (Comments only related to PC21-03 Hookbone RV Park Variance Request & Preliminary Plat with Variance Requests)



Subdivision and Development Regulations (Revised 2018)

Section 1.2 SHORT TITLE

These regulations and all subsequent amendments, attachments, and supplements thereto shall be known as the *SUMMERDALE SUBDIVISION REGULATIONS*.

- 5.3.5 *Lots.* The size, shape and orientation of non-residential lots shall be such as the Planning Commission deems appropriate for the type of development and use contemplated. Residential lots shall comply with the following requirements:
- Lot Sizes of Land Subject to Zoning - The lot size, width, depth, side and rear yard setbacks depend upon the requirements of the zoning district. For further details refer to the Summerdale Zoning

Summerdale, Alabama Subdivision Regulations

Page 25.

Setback Variance Approved 02/18/2021

Ordinance. The applicant shall furnish to the commission site drawings to demonstrate compliance. Lots not in compliance shall not have building permits issued unless combined with other lots and reconfigured so as to comply with zoning requirements.

- Lot Sizes of Land not Subject to Zoning -
 - Where public water and sewerage are available, all lots shall have a frontage of not less than 75 feet, a 35 feet front and rear setback, an interior side yard setback of 10 feet, a street side yard setback of 25 feet, and a minimum area of not less than 10,000 square feet.

SUMMERDALE PLANNING COMMISSION February 18, 2021

The regularly scheduled February Summerdale Planning Commission meeting was called to order by Commission Chairman, Robert Davis on Thursday, February 18, 2021 at 6:00 pm., at the Summerdale Municipal Complex.

Members present: Commission Chairman, Robert Davis, Commission members: Jason Dixon, Ken Gates, Norma Giles, Stacey Martin, Dana Thompson, and David Wilson. Members absent: Paul Davis and Curtis Duncan. Also, in attendance were: Planning and Zoning Coordinator, Chasity Y. Davis; South Alabama Regional Planning Commission Representative, Diane Burnett, Stone Crosby Representative Laura Cocker.

Public Hearing

PC21-03- Hookbone RV Park Variance Requests

The Chairman asked for questions or comments from the public. Ricky Hudson, project developer was present to answer questions. BJ Blanchard expressed drainage concerns.

There being no further comments, the Chairman closed this public hearing and opened the next public hearing.

Old Business

PC21-03- Hookbone RV Park Preliminary Plat with Variance Requests

The Summerdale Planning Commission discussed the Preliminary Plat application and the variance requests from the developer. The Planning Commission voted separately on each request as follows:

5.3.1 *Minimum Standards for Streets Table 1:* Hookbone RV Park street width 20' vs. 25', Stacey Martin moved to approve seconded by David Wilson. All ayes.

5.3.3 *Cul-de-sacs:* Hookbone RV Park dead end street is approximately 1250' in length as opposed to 600' in length without a cul-de-sac, Jason Dixon moved to approve, seconded by Ken Gates. Upon vote: Ayes: Robert Davis, Jason Dixon, Ken Gates, Norma Giles, Stacey Martin, and David Wilson. Voting no: Dana Thompson. Abstaining: None.

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.

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.

7.1.6 *Fire Plugs* - Hookbone proposed one (1) fire plug. Upon discussion, David Wilson moved to deny the variance request, requiring 2 plugs, seconded by Dana Thompson. All Ayes.

David Wilson moved to approve the preliminary plat with the approved variances, seconded by Dana Thompson. Upon vote: Ayes: Robert Davis, Jason Dixon, Ken Gates, Norma Giles, Stacey Martin, Dana Thompson, and David Wilson. Members voting no: None; Members abstaining: None.

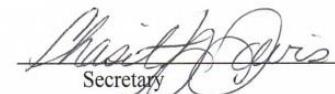
General Business

No General Business was discussed.

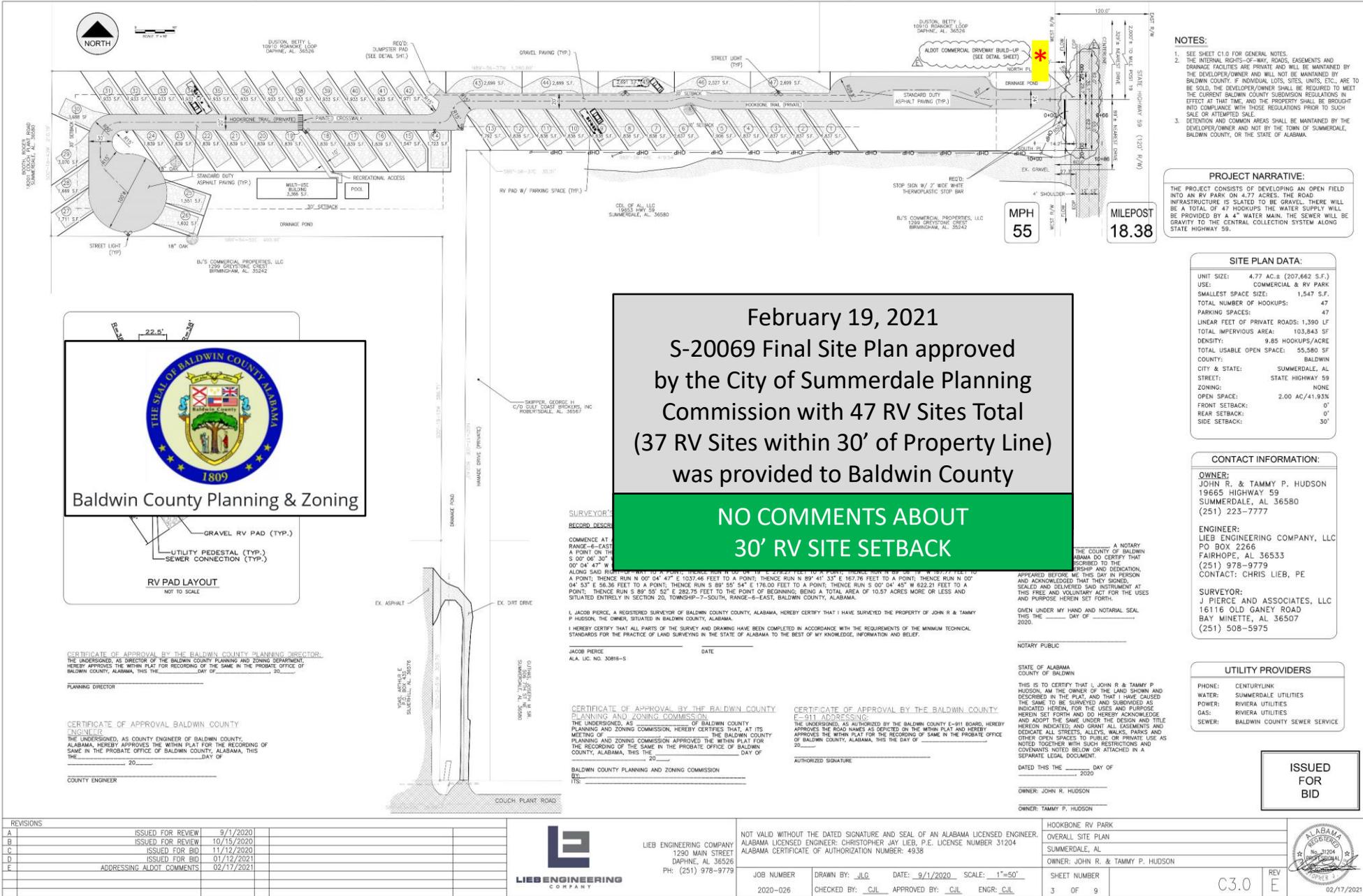
There being no further business, Ken Gates moved to adjourn the Summerdale Planning Commission meeting, seconded by Norma Giles. (7:25 pm)

Minutes approved this 18th day of March, 2021

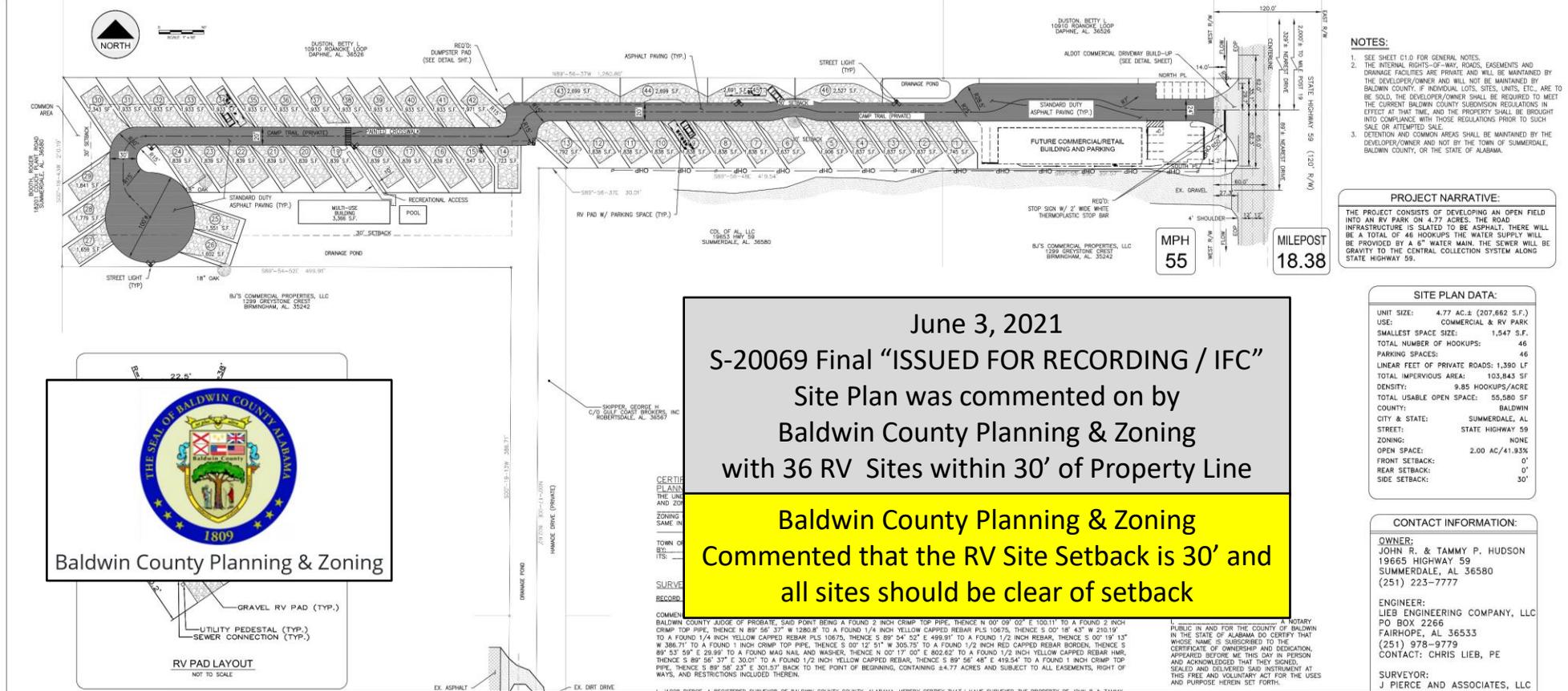

Chairman


Secretary

S-20069 Final RV Site Plan Approved by the City of Summerdale Planning Commission forwarded to Baldwin County Planning & Zoning and Baldwin County Engineer for final review.



S-20069 Final RV Site Plan "Issued for Recording" provided to Baldwin County for Signatures



June 3, 2021
S-20069 Final "ISSUED FOR RECORDING / REC"
Site Plan was commented on by
Baldwin County Planning & Zoning
with 36 RV Sites within 30' of Property Line

Baldwin County Planning & Zoning
Commented that the RV Site Setback is 30' and
all sites should be clear of setback

2 Comments below from Baldwin County Planning & Zoning (Mary Booth) Email Dated June 3, 2021

- Section 5.16(f)1 – sites/units shall be located a minimum of thirty (30) feet from any exterior property line. Please revise the sites so they are not located within the 30' setback. Please clearly show the setbacks on the site plan.
- Please update the setbacks to show 30' Front, 30' Rear and 30' Side.

<p>CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION</p> <p>THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 20____.</p> <p>COUNTY ENGINEER _____</p>		<p>CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY ENGINEER</p> <p>THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 20____.</p> <p>COUNTY ENGINEER _____</p>		<p>CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION</p> <p>THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 20____.</p> <p>COUNTY ENGINEER _____</p>		<p>CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION</p> <p>THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 20____.</p> <p>COUNTY ENGINEER _____</p>		<p>CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION</p> <p>THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 20____.</p> <p>COUNTY ENGINEER _____</p>		<p>CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION</p> <p>THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 20____.</p> <p>COUNTY ENGINEER _____</p>									
<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td>A</td> <td>ISSUED FOR RECORDING</td> <td>05/28/2021</td> </tr> </table>		NO.	DESCRIPTION	DATE	A	ISSUED FOR RECORDING	05/28/2021	<p>LIENGINEERING COMPANY 1290 MAIN STREET DAPHNE, AL 36528 PH: (251) 978-9779</p>		<p>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</p>		<p>CASE NO: S-20069 / 19665 HIGHWAY 59 OVERALL SITE PLAN SUMMERDALE, AL OWNER: JOHN R. & TAMMY P. HUDSON</p>		<p>JOB NUMBER: 2020-026 DRAWN BY: JLL DATE: 9/1/2020 SCALE: 1"=50' CHECKED BY: CJL APPROVED BY: CJL ENGR: CJL</p>		<p>SHEET NUMBER: 1 OF 1</p>		<p>ISSUED FOR CONSTRUCTION</p>	
NO.	DESCRIPTION	DATE																	
A	ISSUED FOR RECORDING	05/28/2021																	

First Comment made by Baldwin County Planning & Zoning in regards to the 30' RV Site Setback are Post Baldwin County Planning Commission Approval & Post City of Summerdale Planning Commission Approval and are 300 Days post initial review (August 7, 2020 – June 2, 2021)

Email from Baldwin County Planning & Zoning Stating an Error and a 30' RV Site Setback Requirement

HIGHLIGHTED IN RED, ON JUNE 3, 2021, BALDWIN COUNTY PLANNING & ZONING ADMITS TO MAKING AN ERROR 300 DAYS PRIOR BY ACCEPTING (AUGUST 7, 2020) & PRESENTING (November 5, 2020) S-20069 FOR APPROVAL TO THE BALDWIN COUNTY PLANNING COMMISSION WITH "NO" DEFICIENCIES. (See attachment "I")

Hookbone RV Park - Final Site Plan revisions (5-26-21) - Review Comments

 Mary Booth <MBOOTH@baldwincountyal.gov>
To: Chris Lieb; rhudson@hookbone.com
Cc: Buford King; Jessie Parfait; Chasity Davis

 Reply  Reply All  Forward 

Thu 6/3/2021 2:06 PM

Chris / Ricky,

In my review of the attached overall site plan, I discovered some discrepancies on the final site plan that should not have been accepted on our behalf and presented to the Baldwin County PC on the November 5, 2020 meeting due to the discrepancies/deficiencies. I offer the following comments for the revised site plan for administrative approval:

- o Will need written documentation (email is fine) that the Town of Summerdale has approved the revised site plan.
- o Section 5.16(a)2 – applicant shall provide proof that electricity, water, sewer and fire protection, if available, are provided, either with onsite facilities or from a public provider, and are sufficient for the proposed development. We have the letters of availability, but, nothing is in the file regarding fire protection.
- o Section 5.16(e) – applicant shall provide proof from the appropriate utility companies and/or Health Department that the proposed utilities are adequate for the development. This can be in the form of a written narrative by the EOR confirming coordination with the applicable utilities on the same.
- o Section 5.16(f)1 – sites/units shall be located a minimum of thirty (30) feet from any exterior property line. Please revise the sites so they are not located within the 30' setback. Please clearly show the setbacks on the site plan.
- o Procedurally, this case was presented to our Planning Commission and they approved 41 sites. There is an increase in sites to 46 which would have required additional Baldwin County PC approval. However, Summerdale has since intervened and has presented this development to their Planning Commission. Therefore, we will not need further Baldwin County PC action/approval and any additional revisions/approvals will be administratively approved. We will bring this up in our Baldwin County PC meeting tonight that the previously approved final site should not have been recorded by the Baldwin County PC and any future revisions will be administratively approved.
- o Please note we do not have authority on setbacks for the commercial building as this is unzoned, and the building department issuing the building permit would be responsible for enforcing the building setbacks. Please verify the location of the building has sufficient distance from building setbacks as once the final site plan has been approved and recorded, there can be no changes to the layout without additional approval thereof.
- o The final site plan requirements in Section 9.5.6 are not included on the final site plan sheet (Vicinity Map, Proposed Name, Proposed Development, etc.); topography should be shown but does not need to be included in the site plan being recorded. Please keep in mind the Overall Site Plan is not recorded, only the Final Site Plan sheet (or two as needed). What has been provided to us is the construction plan set, which does not include the final site plan as per Section 9.5.6. The final site plan being recorded shall be the same site plan as shown within the overall construction plans.
- o Please note this is not a plat, and any reference to plat shall be removed and replaced with site plan.
- o The Site Data is not matching the layout. The total number of parking spaces are not included.
- o The typical needs to show the RV pad and parking space for each site.
- o Please add the Parcel ID under Site Plan Data.
- o Please update the setbacks to show 30' Front, 30' Rear and 30' Side.

If you have any other questions, please reach out to 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

AFTER 300 DAYS (August 7, 2020 thru June 2, 2021) THE FIRST COMMENT IS MADE BY BALDWIN COUNTY PLANNING & ZONING REGARDING A 30' RV SITE SETBACK (HIGHLIGHTED IN YELLOW).



Attachment: I (June 9, 2021)

Email from Baldwin County Planning & Zoning requiring a "Variance" for a 30' RV Site Setback after 2 Planning Commission Approvals & 2 Public Hearings

RE: Hookbone RV Park - Final Site Plan revisions (5-26-21) - Review Comments



Mary Booth <MBOOTH@baldwincountyal.gov>
To: clieb@liebengineering.com; rhudson@hookbone.com
Cc: Buford King; Jessie Parfait; 'Chasity Davis'; Matthew Brown

Reply Reply All Forward ...

Wed 6/9/2021 1:00 PM

Current County subdivision regulations require the 30' setback. Only the County Planning Commission can grant a variance from the sub-regs. **Therefore, you would need to submit a variance request for consideration by the County Planning Commission if you so desire.** It is a misconception that a municipality trumps us rather than a municipal planning commission has the power to conduct a public hearing on the case. County Subdivision regulations are still 100% applicable.

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



November 5, 2020 - Excerpt from Baldwin County Planning & Zoning Commission Meeting Minutes where Case: 20069 was reported with no deficiencies and approval was recommended by Staff and was Approved by the Baldwin County Planning Commission.



Baldwin County Planning and Zoning Commission
Meeting Minutes

Thursday, November 5, 2020

e.) CASE S-20069 HOOKBONE RV PARK FINAL SITE PLAN APPROVAL

Mary Booth presented the application for final site plan approval for a 41 site RV resort on approximately 4.77 acres located on the west side of State Highway 59 south of Vaughn Road in the Summerdale area. The property is unzoned in Planning District 18. **Mrs. Booth reported no deficiencies and recommendation of approval by staff.**

Mrs. Booth answered questions. Chris Lieb, Ricky Hudson, and Arthur Yoas signed up in favor of the request. Mr. Lieb and Mr. Hudson spoke and answered questions. Brad Chambers and Brianne Bryant signed up in opposition and spoke. Arthur Yoas also spoke.

Brandon Bias made a motion to approve the request. Daniel Nance seconded the motion. **Robert Davis voted nay. All members voted aye. Motion to approve Case S-20069 Hookbone RV Park Final Site Plan Approval carries on a vote of 4-1.**

Attachment: J (August 9, 2021)

After 2 Planning Commission Approvals, 3 Public Hearings & 1 year time period, the letters below are from Baldwin County Planning & Zoning stating the “Denial” of S-20069 Final Site Plan Application.



BALDWIN COUNTY COMMISSION
PLANNING AND ZONING DEPARTMENT

Main Office (Robertsdale)
22251 Palmer Street
Robertsdale, AL 36567
Phone: (251) 580-1655
Fax: (251) 580-1656

Foley Office
201 East Section Avenue
Foley AL 36535
Phone: (251) 972-8523
Fax: (251) 972-8520

www.planning.baldwincountyal.gov

August 9, 2021

VIA EMAIL:
John R and Tammy Hudson
19665 State Highway 59
Summerdale, AL 36580
rhudson@hookbone.com

Re: Notice of Administrative Denial of Final Site Plan for S-20069, Hookbone RV Park

Dear Mr. Hudson:

Please see attached Notice of Action from the August 5, 2021, Planning Commission meeting where your Variance Application for the above referenced case was denied. As a result, your Final Site Plan Application approval for case S-20069 is hereby administratively denied.

Please let me know if you have any questions.

Sincerely,

Matthew Brown
Planning and Zoning Director
Baldwin County, Alabama

BALDWIN COUNTY PLANNING & ZONING COMMISSION

BALDWIN COUNTY PLANNING & ZONING DEPARTMENT

Robertsdale Office
22251 Palmer Street
Robertsdale, AL 36567
Phone: (251) 580-1655
Fax: (251) 580-1656

Foley Office
201 East Section Avenue
Foley, AL 36535
Phone: (251) 972-8523
Fax: (251) 972-8520

NOTICE OF ACTION TAKEN

MEETING DATE: August 5, 2021

CASE NUMBER: S-20069, Hookbone RV Park

PARCEL ID #: 05-48-19-0-000-004.008, 05-48-04-19-0-000-004.052
and 05-48-04-19-0-000-004.051

PLANNING DISTRICT: District 18, Un-zoned

PROPERTY LOCATION: 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.

APPLICANT: John R and Tammy Hudson
19665 State Highway 59
Summerdale, Al. 36580

OWNER: SAME

REQUEST: Variance Request.

ACTION TAKEN: DENIED

Zoning Administrator or designee