

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

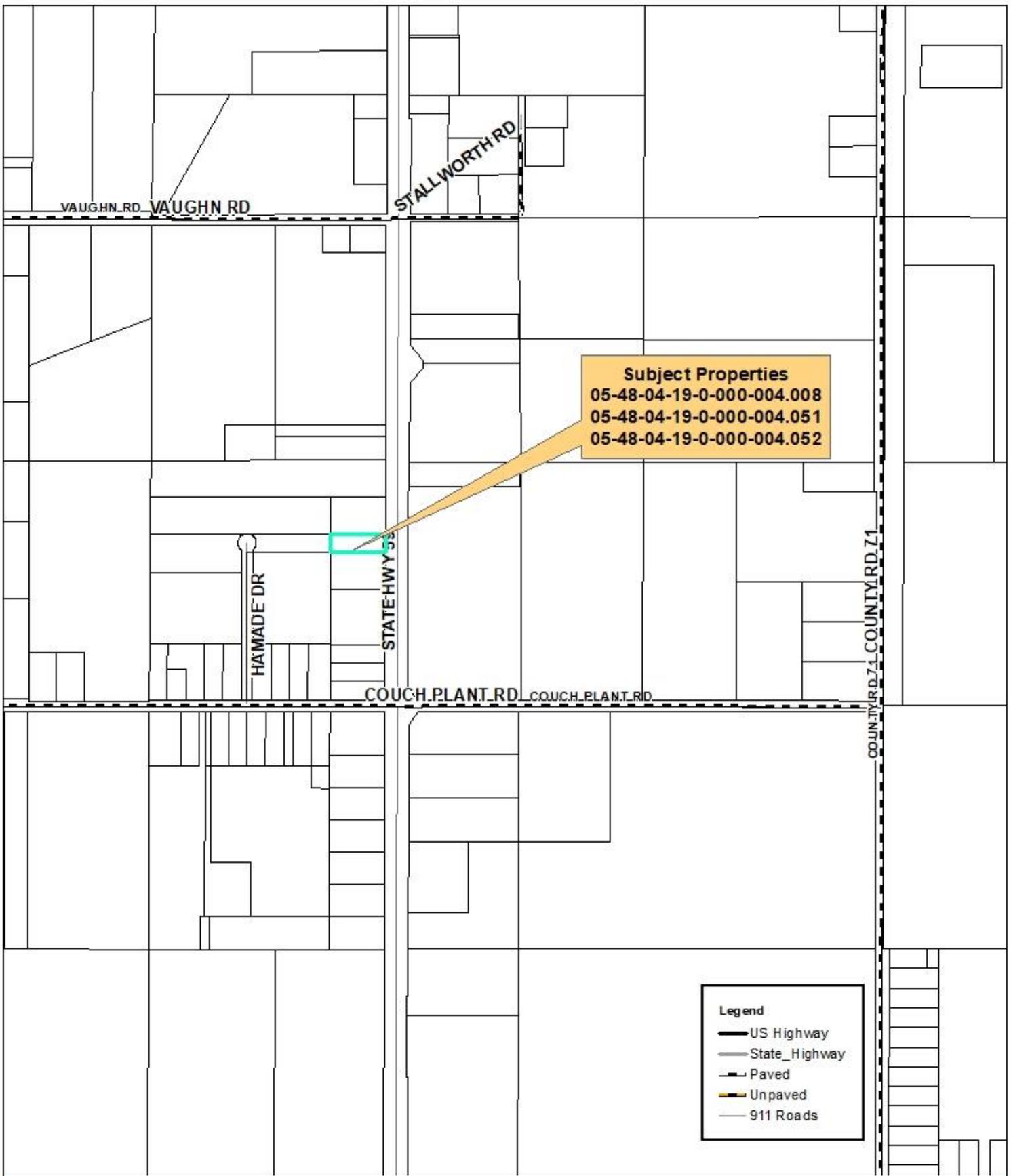
Robertsdale, AL 36567

☎ 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



Subject Properties
 05-48-04-19-0-000-004.008
 05-48-04-19-0-000-004.051
 05-48-04-19-0-000-004.052

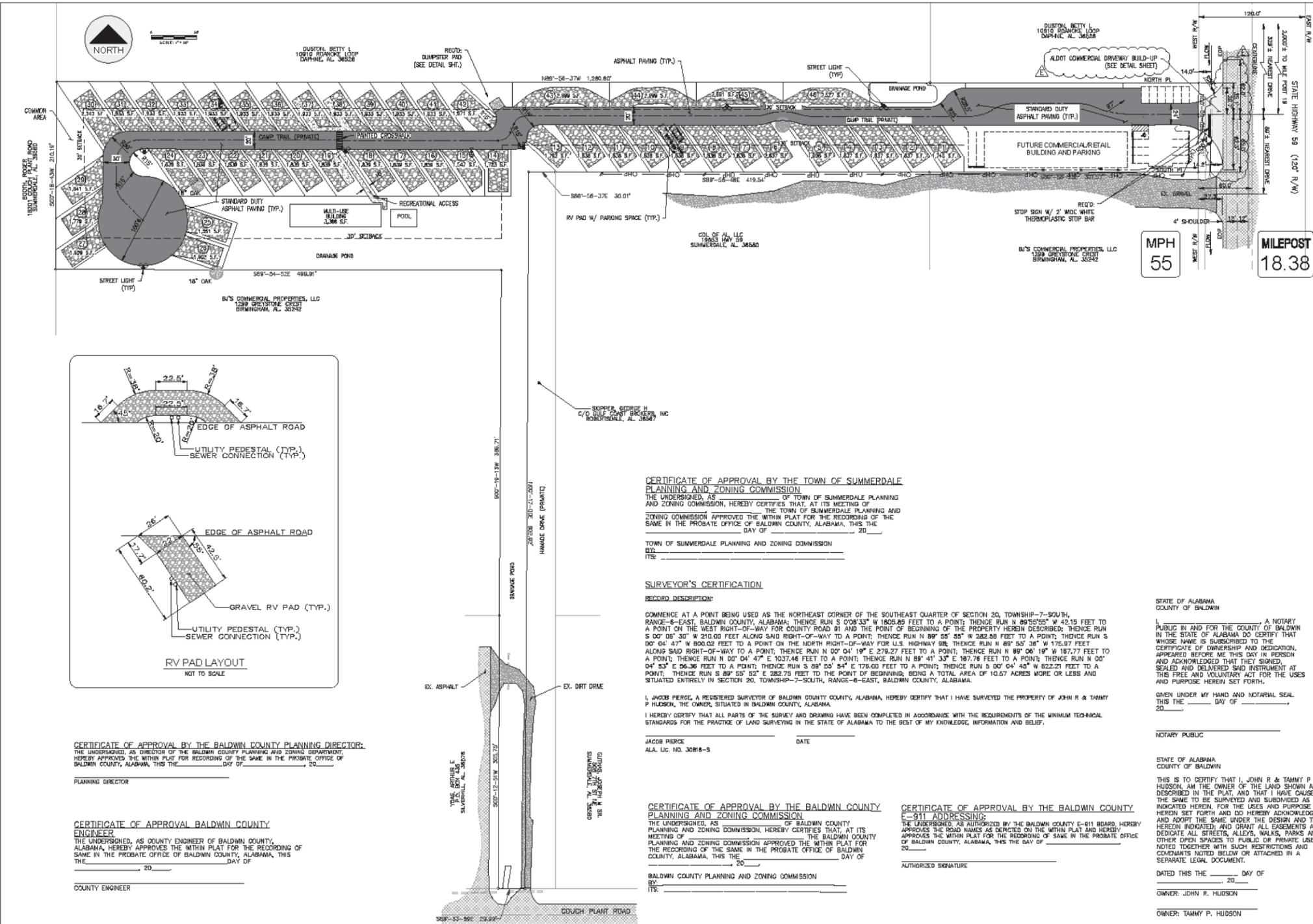
Legend

- US Highway
- State_Highway
- Paved
- Unpaved
- 911 Roads



**S-20069 Hookbone RV Park Variance
 Site Map**





- 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 ASPHALT. THERE WILL BE A TOTAL OF 46 HOOKUPS THE WATER SUPPLY WILL BE PROVIDED BY A 6" WATER MAIN. THE SEWER WILL BE GRAVITY TO THE CENTRAL COLLECTION SYSTEM ALONG STATE HIGHWAY 59.

SITE PLAN DATA:

UNIT SIZE:	4.77 AC.± (207,882 S.F.)
USE:	COMMERCIAL & RV PARK
SMALLEST SPACE SIZE:	1,547 S.F.
TOTAL NUMBER OF HOOKUPS:	46
PARKING SPACES:	46
LINEAR FEET OF PRIVATE ROADS:	1,380 LF
TOTAL IMPERVIOUS AREA:	103,843 SF
DENSITY:	8.85 HOOKUPS/ACRE
TOTAL USABLE OPEN SPACE:	55,580 SF
COUNTY:	BALDWIN
CITY & STATE:	SUMMERDALE, AL
STREET:	STATE HIGHWAY 59
ZONING:	HONE
OPEN SPACE:	2.00 AC/41.83%
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:	RIVERIA UTILITIES
GAS:	RIVERIA UTILITIES
SEWER:	BALDWIN COUNTY SEWER SERVICE

ISSUED FOR BID

CERTIFICATE OF APPROVAL BY THE TOWN OF SUMMERDALE PLANNING AND ZONING COMMISSION

THE UNDERSIGNED, AS _____ OF TOWN OF SUMMERDALE PLANNING AND ZONING COMMISSION, HEREBY CERTIFIES THAT, AT ITS MEETING OF _____ THE TOWN OF SUMMERDALE PLANNING AND ZONING COMMISSION APPROVED THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE _____ DAY OF _____ 20____.

TOWN OF SUMMERDALE PLANNING AND ZONING COMMISSION
 BY: _____
 ITS: _____

SURVEYOR'S CERTIFICATION

RECORDED DESCRIPTION:

COMMENCE AT A POINT BEING USED AS THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP-7-SOUTH, RANGE-6-EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN S 00°33' W 1805.85 FEET TO A POINT; THENCE RUN N 89°55'55" W 42.15 FEET TO A POINT ON THE WEST RIGHT-OF-WAY FOR COUNTY ROAD 01 AND THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE RUN S 00°08'30" W 210.02 FEET ALONG SAID RIGHT-OF-WAY TO A POINT; THENCE RUN N 89°55'55" W 282.58 FEET TO A POINT; THENCE RUN S 00°04'47" W 800.02 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY FOR U.S. HIGHWAY 98; THENCE RUN N 89°55'36" W 175.97 FEET ALONG SAID RIGHT-OF-WAY TO A POINT; THENCE RUN N 00°04'19" E 279.27 FEET TO A POINT; THENCE RUN N 89°06'19" W 157.77 FEET TO A POINT; THENCE RUN N 00°04'47" E 1037.48 FEET TO A POINT; THENCE RUN N 89°41'33" E 187.78 FEET TO A POINT; THENCE RUN N 00°04'53" E 26.36 FEET TO A POINT; THENCE RUN S 89°55'54" E 179.80 FEET TO A POINT; THENCE RUN S 00°04'42" W 622.21 FEET TO A POINT; THENCE RUN S 89°55'52" E 282.75 FEET TO THE POINT OF BEGINNING, BEING A TOTAL AREA OF 10.57 ACRES MORE OR LESS AND SITUATED ENTIRELY IN SECTION 20, TOWNSHIP-7-SOUTH, RANGE-6-EAST, BALDWIN COUNTY, ALABAMA.

I, JACOB PIERCE, A REGISTERED SURVEYOR OF BALDWIN COUNTY COUNTY, ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF JOHN R. & TAMMY P. HUDSON, THE OWNER, SITUATED IN BALDWIN COUNTY, ALABAMA.

I HEREBY CERTIFY THAT ALL PARTS OF THE SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

JACOB PIERCE DATE _____
 A.L.A. LIC. NO. 30818-S

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION

THE UNDERSIGNED, AS _____ OF BALDWIN COUNTY PLANNING AND ZONING COMMISSION, HEREBY CERTIFIES THAT, AT ITS MEETING OF _____ THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION APPROVED THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE _____ DAY OF _____ 20____.

BALDWIN COUNTY PLANNING AND ZONING COMMISSION
 BY: _____
 ITS: _____

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY E-911 ADDRESSING:

THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS DENOTED ON THE WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE _____ DAY OF _____ 20____.

AUTHORIZED SIGNATURE _____

STATE OF ALABAMA
 COUNTY OF BALDWIN

I, _____ A NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN IN THE STATE OF ALABAMA DO CERTIFY THAT WHOSE NAME IS SUBSCRIBED TO THE CERTIFICATE OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT THIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS THE _____ DAY OF _____ 20____.

NOTARY PUBLIC _____

STATE OF ALABAMA
 COUNTY OF BALDWIN

THIS IS TO CERTIFY THAT I, JOHN R. & TAMMY P. HUDSON, AM THE OWNER OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREIN, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED; AND GRANT ALL EASEMENTS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED TOGETHER WITH SUCH RESTRICTIONS AND CONDITIONS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS THE _____ DAY OF _____ 20____

OWNER: JOHN R. HUDSON
 OWNER: TAMMY P. HUDSON

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	05/25/2021
E	ADDRESSING ALDOT COMMENTS	02/17/2021

LIEB ENGINEERING COMPANY

LIEB ENGINEERING COMPANY
 1290 MAIN STREET
 DAPHNE, AL 36526
 PH: (251) 978-9779

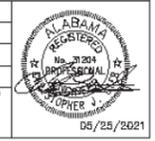
NOT VALID WITHOUT THE DATED SIGNATURE AND SEAL OF AN ALABAMA LICENSED ENGINEER, ALABAMA LICENSED ENGINEER, CHRISTOPHER JAY LIEB, P.E. LICENSE NUMBER 31204 ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER: 4938

JOB NUMBER	2020-026
DRAWN BY:	JLG
CHECKED BY:	CJL
DATE:	9/1/2020
APPROVED BY:	CJL
SCALE:	1"=60'
ENGR:	CJL

CASE NO: S-20069 / 19665 HIGHWAY 59

OVERALL SITE PLAN
 SUMMERDALE, AL
 OWNER: JOHN R. & TAMMY P. HUDSON

SHEET NUMBER
 3 OF 9



C3.0

REV E

05/25/2021