



# Baldwin County Commission

## Legislation Details (With Text)

**File #:** 19-1178 **Version:** 2  
**Type:** Other Staff Recommendations **Status:** Passed  
**File created:** 5/1/2019 **In control:** Baldwin County Commission Regular  
**On agenda:** 5/7/2019 **Final action:** 5/7/2019  
**Title:** \*Case No. Z-19009 - Seaglade at St. Andrews Bay Planned Residential Development (PRD) Site Plan

### Indexes:

**Attachments:** 1. Case Z-19009, Seaglade at St. Andrews Bay PRD Site Plan Approval, Staff Report.pdf, 2. Case Z-19009, Seaglade at St. Andrews Bay, Planning Commission Minutes, 2019-02-07.pdf, 3. Case Z-19009 - Seaglade PRD, Preliminary Plat, 4. Case Z-19009, Seaglade PRD, Revised Site Plan, 2019-03-19, 5. Case Z-19009, Seaglade PRD, Revised Narrative, 2019-03-19.pdf, 6. Case Z-19009, Seaglade PRD, County Commission Proof of Publication.pdf, 7. Case Z-19009 - Seaglade at St. Andrews Bay, Planning Commission Voting Sheet, 2019-02-07.pdf, 8. Case Z-19009, Seaglade PRD, Planning Commission Proof of Publication.pdf, 9. Case Z-19009, Sea Glade at St. Andrews Bay, Letters of Opposition.pdf, 10. Case Z-19009, Sea Glade at St. Andrews Bay PRD, Emails From William Lynn, U.S. Fish and Wildlife Service.pdf, 11. Resolution #2019-053, 12. Opposition Email, 13. Speaker Forms - Various Speakers, 14. \*GP1 - Replacement Attachment - Case Z-19009, Seaglade PRD, Preliminary Plat.pdf, 15. \*GP1 - Resolution 2019-053 SIGNED

Date	Ver.	Action By	Action	Result
5/7/2019	1	Baldwin County Commission Regular	Approved	Pass

**Meeting Type:** BCC Regular Meeting  
**Meeting Date:** 5/7/2019  
**Item Status:** Replacement  
**From:** Vince Jackson, Planning Director  
**Submitted by:** Vince Jackson, Planning Director

### ITEM TITLE

\*Case No. Z-19009 - Seaglade at St. Andrews Bay Planned Residential Development (PRD) Site Plan

### STAFF RECOMMENDATION

Adopt Resolution #2019-053, which APPROVES, with the condition that the access road be paved with either asphalt or concrete as required by the US Fish and Wildlife Service, Case Z-19009, Seaglade at St. Andrews Bay Property, as it pertains to Planned Residential Development (PRD) Site Plan Approval for Seaglade at St. Andrews Bay, which would include approximately 10.53 acres located in Planning (Zoning) District 25.

### BACKGROUND INFORMATION

**Previous Commission action/date:** August 15, 2017 (Rezoning Approved). March 19, 2019 (Tabled for 60 days. To be brought back on May 7, 2019).

**Background:**

**This item was replaced due to an incorrect attachment.**

The proposed Planned Residential Development (PRD) is to be known as Seaglade at St. Andrews Bay. The subject property is currently undeveloped and is zoned RSF-1, Single Family District, and RSF-4, Single Family District. It adjoins State Highway 180 to the north, Triple Tail Lane to the east and Pontoon Lane to the west. If approved, the development would include 27 single family lots on approximately 10.53 acres, for a density of 2.56 dwelling units per acre. The largest lot would be 13,396 square feet, and the smallest would be 6,751 square feet. Proposed open space would be 183,706 square feet (approximately 40 percent/20 percent required) and would include a deed restricted area for Lots 18 through 27.

The original proposal included a gravel access road. According to Fish and Wildlife, however, the road must be either asphalt or concrete.

On February 7, 2019, the Planning Commission voted to recommend approval of the Seaglade at St. Andrews Bay PRD Site Plan, without the originally proposed gravel road.

On March 19, 2019, the County Commission voted to table this request for 60 days, to be brought back before the Commission on May 7, 2019.

**FINANCIAL IMPACT**

Total cost of recommendation: N/A

Budget line item(s) to be used: N/A

If this is not a budgeted expenditure, does the recommendation create a need for funding? N/A

**LEGAL IMPACT**

Is legal review necessary for this staff recommendation and related documents?

N/A

Reviewed/approved by: N/A

Additional comments: N/A

**ADVERTISING REQUIREMENTS**

Is advertising required for this recommendation? Yes. Gulf Coast Newspapers, see attached.

If the proof of publication affidavit is not attached, list the reason: N/A

**FOLLOW UP IMPLEMENTATION**

**For time-sensitive follow up, select deadline date for follow up:** N/A

**Individual(s) responsible for follow up:** Commission Administration Office

**Action required (list contact persons/addresses if documents are to be mailed or emailed):** Send  
Notice of Action to the following:

Hutchinson, Moore & Rauch, LLC (Doug Bailey)  
P.O. Box 1127  
Daphne, Alabama 36526

**Additional instructions/notes:** Planning and Zoning Department - Update Official Zoning Map.