



Baldwin County Commission

Legislation Text

File #: 19-1663, **Version:** 1

Meeting Type: BCC Regular Meeting
Meeting Date: 7/16/2019
Item Status: New
From: Vince Jackson, Planning Director
Submitted by: Vince Jackson, Planning Director

ITEM TITLE

*Case Z-19011 - Savannah Estates Planned Residential Development (PRD) Site Plan Approval

STAFF RECOMMENDATION

Adopt Resolution #2019-106 which APPROVES Case Z-19011, Savannah Estates Planned Residential (PRD) Site Plan Approval, as it pertains to the approval of a 392 lot Planned Residential Development to be known as Savannah Estates which would be located on approximately 148.55 acres in Planning (Zoning) District 15.

BACKGROUND INFORMATION

Previous Commission action/date: November 1, 2012 (Resolution #2013-018) and August 15, 2017 (Resolution #2017-118)

Background: The subject properties, which consists of approximately 148.55 acres, are currently zoned RA, Rural Agricultural District, B-4, Major Commercial District, and M-1, Light Industrial District. The properties are predominantly undeveloped but include an operating dirt pit. The designation of RSF-2, Single Family District, has been requested to allow a 392 lot Planned Residential Development (PRD) to be known as Savannah Estates. According to the information provided, the goal is to provide a variety of home choices from larger estate type lots to smaller residential lots. A portion of the site will be designated to provide a local commercial component for uses such as offices and light warehouse usage.

A development of this size will typically generate many issues. Staff has received several correspondences indicating concerns with the proposal. While public sentiment is not a factor formulating a recommendation, the comments and concerns should be given careful consideration when determining whether or not to grant approval. In addition, agency comments, such as the following, should also be considered:

Comments of Frank Lundy, P.E., from the Baldwin County Highway Department:

There are some items relating to this site that raise concern.

1. A large portion of the proposed development is located within the footprint of existing excavated

dirt pits which would require substantial fill. Building homes and roadway infrastructure over these fill areas can lead to major structural issues unless quality fill materials are used and extreme caution is taken during construction. If approved, major geotechnical and earthwork construction testing will be required.

2. The proposed County Road 64 connection is approximately 500 feet east of the County Rd 54 E intersection. Creating an additional intersection conflict point within close proximity of the County Rd 54 E intersection as proposed is cause for concern with traffic safety. Traffic could be much better managed if the connection point were located directly across from the County Rd 54 E intersection. If connection point is not adjusted, controlled access management or limited access may be required for safety.

Comments of Scott Brown from the Alabama Department of Environmental Management (ADEM):

From a desktop review, it appears that the subject properties contain wetlands and stream segments. Wetlands and streams are protected resources under §404 of the Clean Water Act. The applicant should consider having the properties evaluated for the presence of wetlands and streams prior to conducting any construction related land disturbance. Prior authorization from the Mobile District U.S. Army Corps of Engineers is required for any wetlands fill activity or stream impacts.

The details and issues pertaining to the rezoning application are discussed in the agenda item for Case Z-19008. The Planning Commission considered this request on June 6, 2019, and voted to recommend APPROVAL to the County Commission.

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:

Kevin Kircharr
9949-A Bellaton Avenue
Daphne, Alabama 36526

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