



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SV26-10

County Road 19 RV Park Variance Request

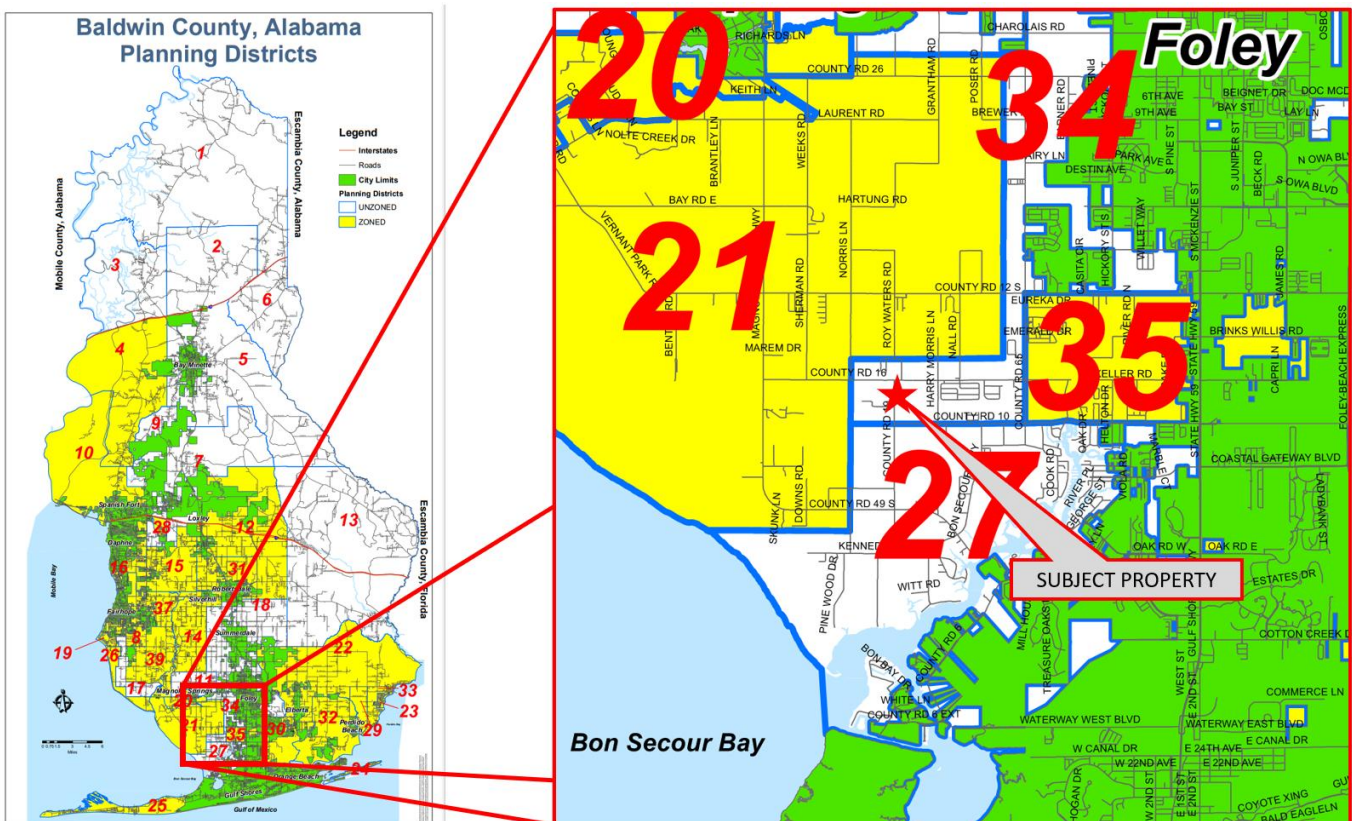
Variance from Subdivision Regulations, Section 3.2 Definitions: *Lot, Flag*

July 9, 2026

Subject Property Information

Planning District: 34
General Location: County Road 19 in Bon Secour
Physical Address: 7824 County Road 19 Foley, AL
Parcel Numbers: 05-60-06-38-0-000-002.012
PIN: 387162
Zoning: N/A
Total Property: 5.15 acres
Applicant: Brent Rowland, 12938 Flanagan Street Elberta, AL
Owner: Jeff Osborne, 34200 Kathryn Dr, Lillian AL 36549
Lead Staff: Elizabeth Wilson, Planning Technician

Locator Map



SUMMARY

The applicant is requesting a variance from the minimum width of the flag portion of the lot. Current regulations state the flag portion of lots must be a minimum of 60ft wide. This flag was approved in July 2020. At that time, 50ft was the minimum width of access for a major project, and the minimum width of a flag was 30ft. The applicant is requesting to allow the 50ft width be approved to allow for a 24 unit RV Park. The property is unzoned and outside of Foley Municipal Subdivision Jurisdiction. The subdivision regulations restrict the number of units allowed on parcels not served by public sewer, to 6 units per acre.

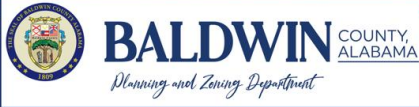
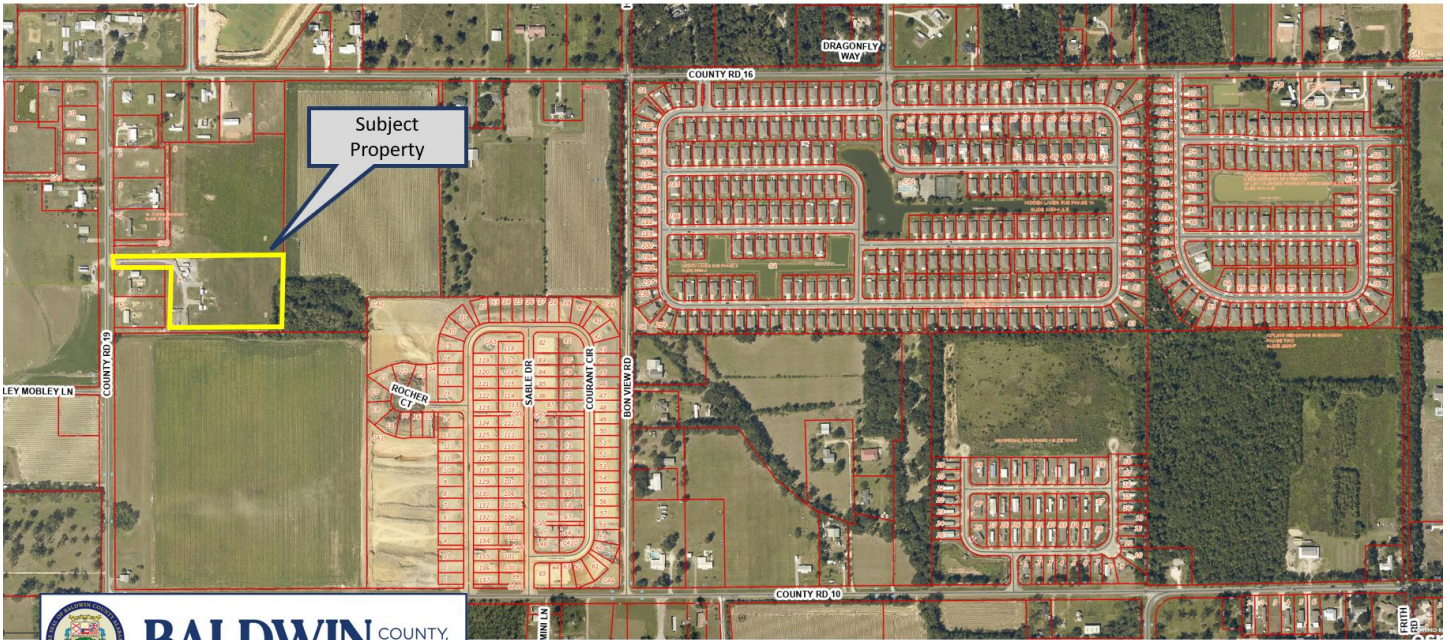
The property has several restraints that will not allow the 50ft flag to be increased. The property to the south (Lot 5) is 40,847 sq ft. If Lot 5 were to sell the subject property a 10ft strip of land to increase the flag portion, Lot 5 would be below the required 40,000 sf requirement. In addition, Lot 5 cannot gain additional square footage from the west, as there is a platted common area between Lot 5 and the subject property. The subject property cannot gain 10ft from the property to the north, as it is also currently served by a 50ft flag, and we cannot increase the non-conformity.

There are three possible outcomes for this parcel. First, the planning commission can vote to approve the existing 50ft flag to be allowed to service the RV Park. Second, the variance could be denied and no major project (anything other than two single family homes) would be allowed on the property. The third possibility is that the planning commission deny the Variance request and the applicant would then proceed with donating the flag portion of the lot to Baldwin County and platting the flag as Right of Way. The plat would show a 50ft right of way that terminates at the bulk of the property. The road within the Right of Way would be paved to county standards. The Right of Way would then be presented to the County Commission to vote to allow it to be "County Maintained" or denoted as "Not County Maintained".

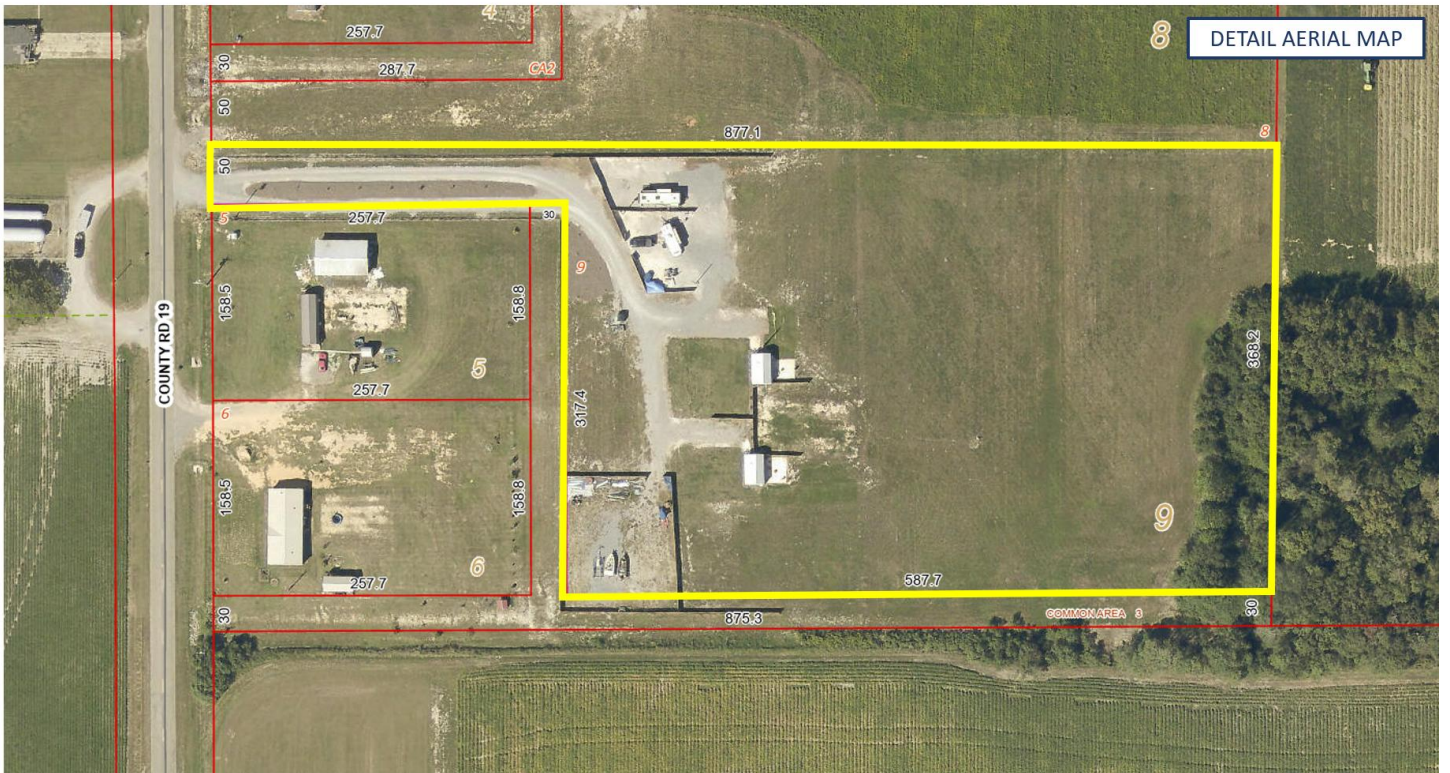
Because there is an option to convert the flag to Right of Way, staff is recommending DENIAL of this Variance request.

Site Map

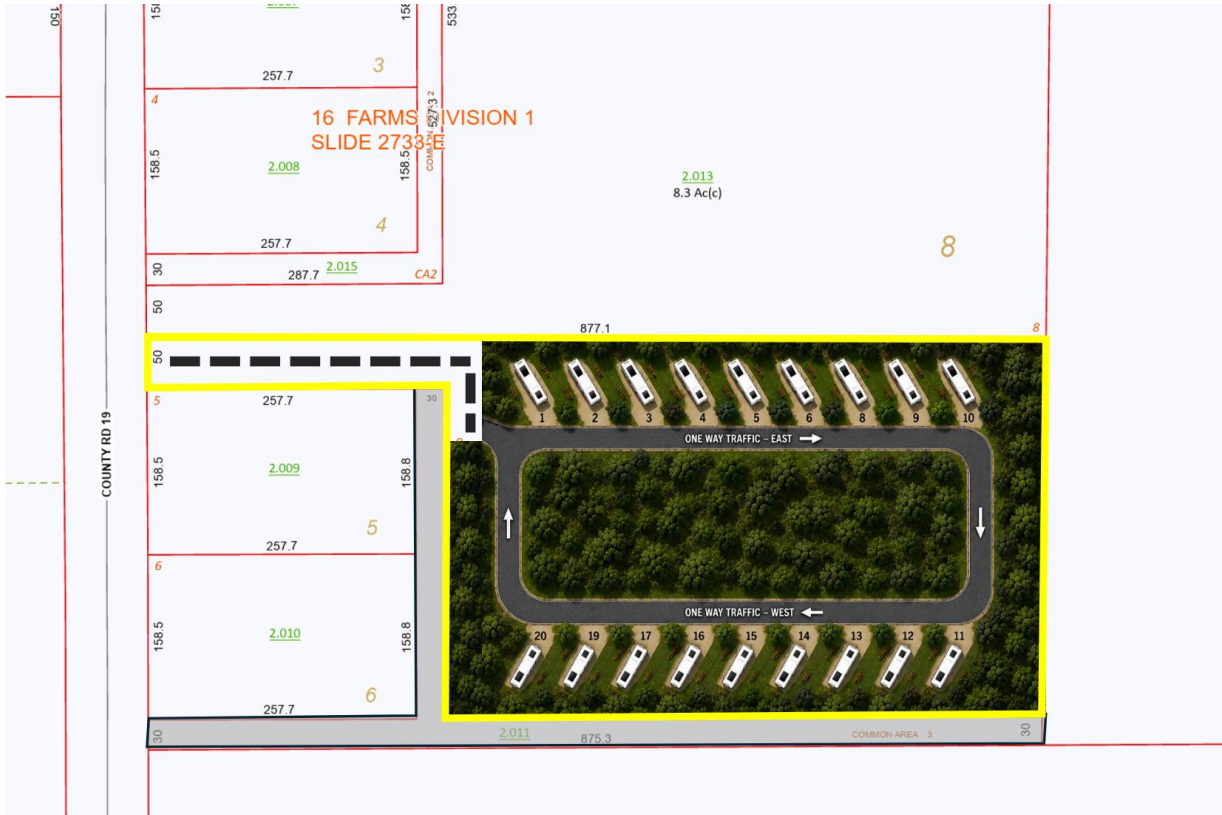
AERIAL MAP



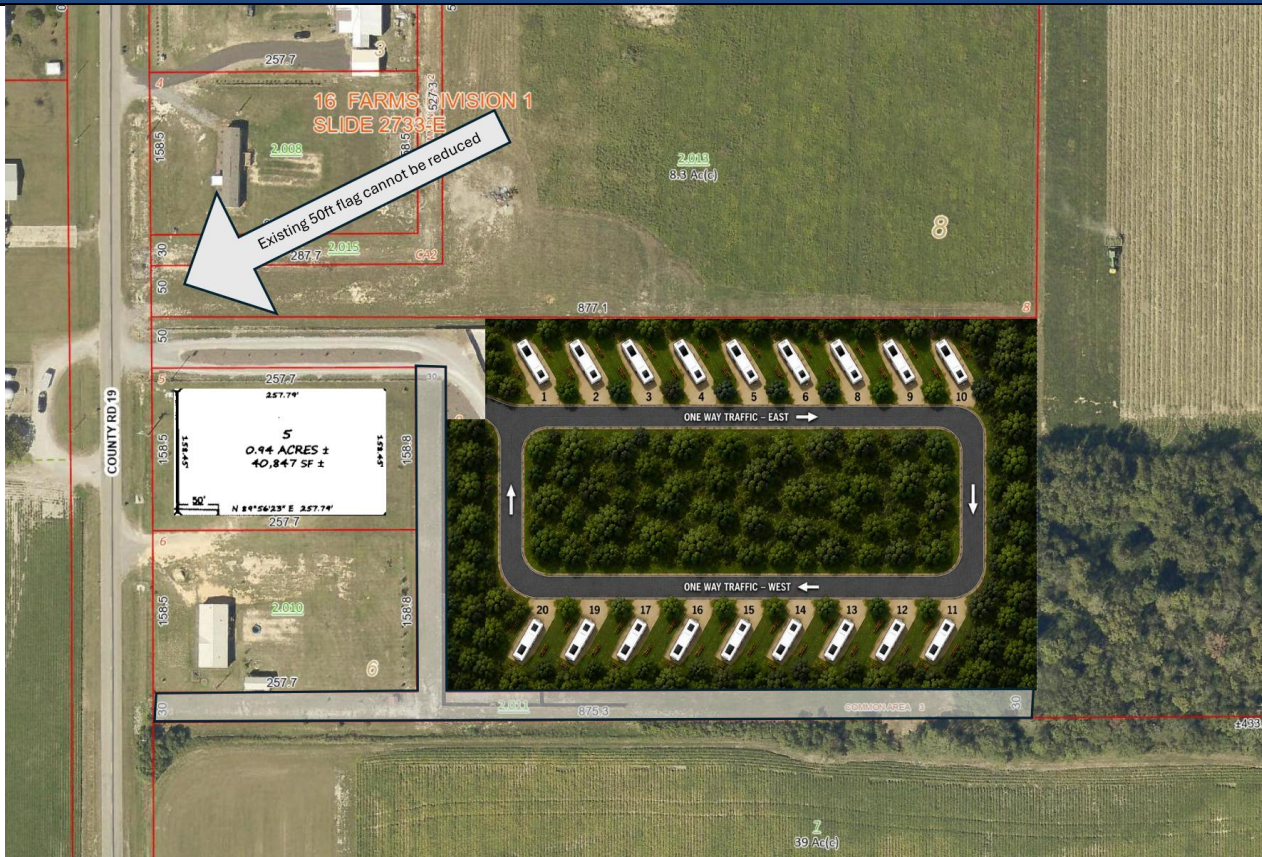
DETAIL AERIAL MAP



Proposed Site Layout



Access Restrictions



Staff Solution

The applicant can choose to donate the flag portion of the property to Baldwin County as Right of Way, then construct a road that meets county standards. That road would terminate in a hammerhead or similar design that would then open to the main bulk of the property. That would eliminate the requirement of a flag lot, as the lot would be accessed by a county Right of Way instead of the flag. The 50ft width is suitable for a county roadway. The roadway could be requested to have private maintenance, so the county would not have to take on the maintenance.

Staff Comments and Recommendation

As previously mentioned, the applicant has requested a variance from the minimum flag width to allow for the development of an RV park.

Unless information to the contrary is revealed at the public hearing, staff feels this variance request should be recommended for **Denial** due the ability to convert the flag to Right of Way.