



# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. Z25-10

BayviewPartners LLC/Lovelace Property

Rezone RA, Rural Agriculture District to MHP, Manufactured House Park District

May 1, 2025

### Subject Property Information

**Planning District:** 31  
**General Location:** North Side of Hwy 90 and west of Baldwin Beach Express  
**Physical Address:** US Hwy 90, Robertsedale, AL 36567  
**Parcel Numbers:** 05-41-08-33-0-000-010.000 & 011.000  
**Existing Zoning:** RA, Rural Agriculture District  
**Proposed Zoning:** RMH, Manufacturing Housing District  
**Existing Land Use:** Vacant & Manufacturing Housing Park  
**Proposed Land Use:** Residential  
**Acreage:** 15.9 ± acres  
**Applicant:** Bayview Partners LLC  
130 Patrician Dr  
Spanish Fort, AL 36527  
**Owner:** Timothy and Tammy Lovelace  
165 Hope Ln  
LaFollette, TN 37766  
**Lead Staff:** Celena Boykin, Senior Planner  
**Attachments:** *Within Report*

Adjacent Land Use		Adjacent Zoning
North	Vacant	RA, Rural Agriculture District
South	Manufactured Home Park Residential	RA, Rural Agriculture District RMF-6, Multi-Family District
East	Residential	RSF-E, Single Family Estate District RA, Rural Agriculture District
West	Residential Church	RSF-E, Single Family Estate District RA, Rural Agriculture District

### Summary

The subject properties encompasses approximately 15.9 acres and is currently zoned as RA, Rural Agriculture District. A request has been made to change the designation to RMH, Residential Manufactured Housing Park District, to expand the current manufactured housing park.

### Section 3.2 RA, Rural Agricultural District

**3.2.1 Generally.** This zoning district provides for large, open, unsubdivided land that is vacant or is being used for agricultural, forest or other rural purposes.

**3.2.2 Permitted uses.** Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses shall be permitted:

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) The following transportation, communication, and utility uses: water well (public or private).
- (c) Outdoor recreation uses.
- (d) The following general commercial uses: animal clinic and/or kennel; farm implement sales; farmers market/truck crops; nursery; landscape sales; country club.
- (e) The following local commercial uses: fruit and produce store.
- (f) The following institutional uses: church or similar religious facility; school (public or private).
- (g) Agricultural uses.
- (h) Single family dwellings including manufactured housing and mobile homes.
- (i) Accessory structures and uses.

**3.2.3 Special exceptions.** Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed as special exceptions: Not Applicable

**3.2.4 Conditional Use Commission Site Plan Approval.** Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed by the site plan approval process:

- (a) Transportation, communication, and utility uses not permitted by right.
- (b) Institutional uses not permitted by right.

(c) The following general commercial uses: low density recreational vehicle park (see *Section 13.8: Recreational Vehicle Parks*).

(d) The following local commercial uses: bed and breakfast or tourist home (see *Section 13.10: Bed and Breakfast Establishments*).

**3.2.5 Area and dimensional ordinances.** Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, *Section 12.4: Height Modifications*, *Section 12.5: Yard Requirements*, *Section 12.6: Coastal Areas*, *Section 12.8: Highway Construction Setbacks*, *Section 18.4 Variances*, and *Article 20: Nonconformities*, the area and dimensional ordinances set forth below shall be observed.

Minimum Front Yard	40-Feet
Minimum Rear Yard	40-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	3 Acres
Minimum Lot Width at Building Line	210-Feet
Minimum Lot Width at Street Line	210-Feet

**3.2.6 Area and dimensional modifications.** Within the RA district, area and dimensional requirements may be reduced, as set forth below, where property is divided among the following legally related family members: spouse, children, siblings, parents, grandparents, grandchildren, or step-related individuals of the same status.

Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	40,000 Square Feet
Minimum Lot Width at Building Line	120-Feet
Minimum Lot Width at Street Line	120-Feet

## **Section 4.11 RMH, Residential Manufactured Housing Park District**

**4.11.1 Generally.** The intent of this zoning district is to provide the opportunity for manufactured housing parks.

**4.11.2 Permitted uses.** Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses shall be permitted:

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) The following transportation, communication, and utility uses: water well (public or private).
- (c) The following agricultural uses: Silviculture.
- (d) Mobile home/manufactured home.
- (e) Manufactured Housing Park.
- (f) Accessory structures and uses.
- (g) The following institutional use: church or similar religious facility.

**4.11.3 Conditional Use Commission Site Plan Approval.** Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed by site plan approval process:

- (a) Outdoor recreation uses.
- (b) The following institutional uses: day care home; fire station; school (public or private).

(c) The following general commercial uses: country club.

**4.11.4 Area and dimensional ordinances.** Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, *Section 12.4: Height Modifications*, *Section 12.5: Yard Requirements*, *Section 12.6: Coastal Areas*, *Section 12.8: Highway Construction Setbacks*, *Section 18.4 Variances*, and *Article 20: Nonconformities*, the area and dimensional ordinances set forth below shall be observed.

(a) *Development area.* A manufactured housing park shall have a minimum lot area of 1 contiguous acre.

(b) *Space size.* Each manufactured housing space shall have a minimum area of 5,000 square feet and a minimum width of fifty (50) feet for single wide homes and a minimum area of 6,500 square feet and a minimum width of fifty (50) feet for multisectional units. Manufactured housing parks not served by a public water or sewer system may have larger minimum area requirements as established by the Health Department.

(c) *Setbacks.*

1. Each manufactured housing park shall have a front yard of 50-feet extending for the full width of the subject parcel.
2. Each manufactured housing park shall have a rear yard and a side yard on both sides of the parcel devoted to said use of not less than 30-feet.
3. There shall be a front yard setback of at least 10-feet from all interior park roads.
4. Manufactured homes shall be so located on each space that there shall be at least a 20-foot clearance between manufactured homes. Where manufactured homes are parked end to end, the end to end clearance may not be less than 20-feet and shall not be less than 20-feet to any building within the park.

(d) *Density.* The maximum density of a manufactured housing park shall not exceed six (6) spaces per acre.

(e) *Height.* The maximum height of a structure shall not exceed 35-feet.

**4.11.5 Compliance with Subdivision Regulations.** All manufactured housing parks are subject to the provisions of *Article 9: Manufactured Housing Parks of the Baldwin County Subdivision Regulations*.



## Agency Comments

USACE, James Buckelew: Staff reached out but received no comments.

ADEM, Scott Brown: Staff reached out but received no comments.

Subdivisions, Shawn Mitchell: There is an existing manufactured home park on the subject property that can continue to operate in its current condition if an as-built is recorded with the Probate Office. Expansion of the park will require a rezoning and PUD/CSP applications.

Civil Engineer, Tyler Austin: No current development proposed. Any future development will require review of drainage and construction plans. Any access to subject property along US HWY 90 will require permit from ALDOT.

## Staff Analysis and Findings

The criteria for reviewing zoning amendments are outlined in Section 19.6 of the Baldwin County Zoning Ordinance. Staff carefully considered all of these factors during the evaluation of the application.

The subject property is situated in Planning District 31, which adopted a zoning map in November 1995. Following this adoption, there have been few rezonings in the immediate area with some existing manufactured housing parks at the time zoning was adopted. The FLUM show this area as Moderate Development Potential, suitable for all of the land uses described in the previous place types (this includes clustered manufactured housing parks) but may also include a variety of home types from large and medium-lot single-family detached homes to single-family attached homes such as duplexes and townhomes. The proposed amendment appears to be a logical expansion and aligns with the existing development patterns in the area.

## Staff Comments and Recommendation

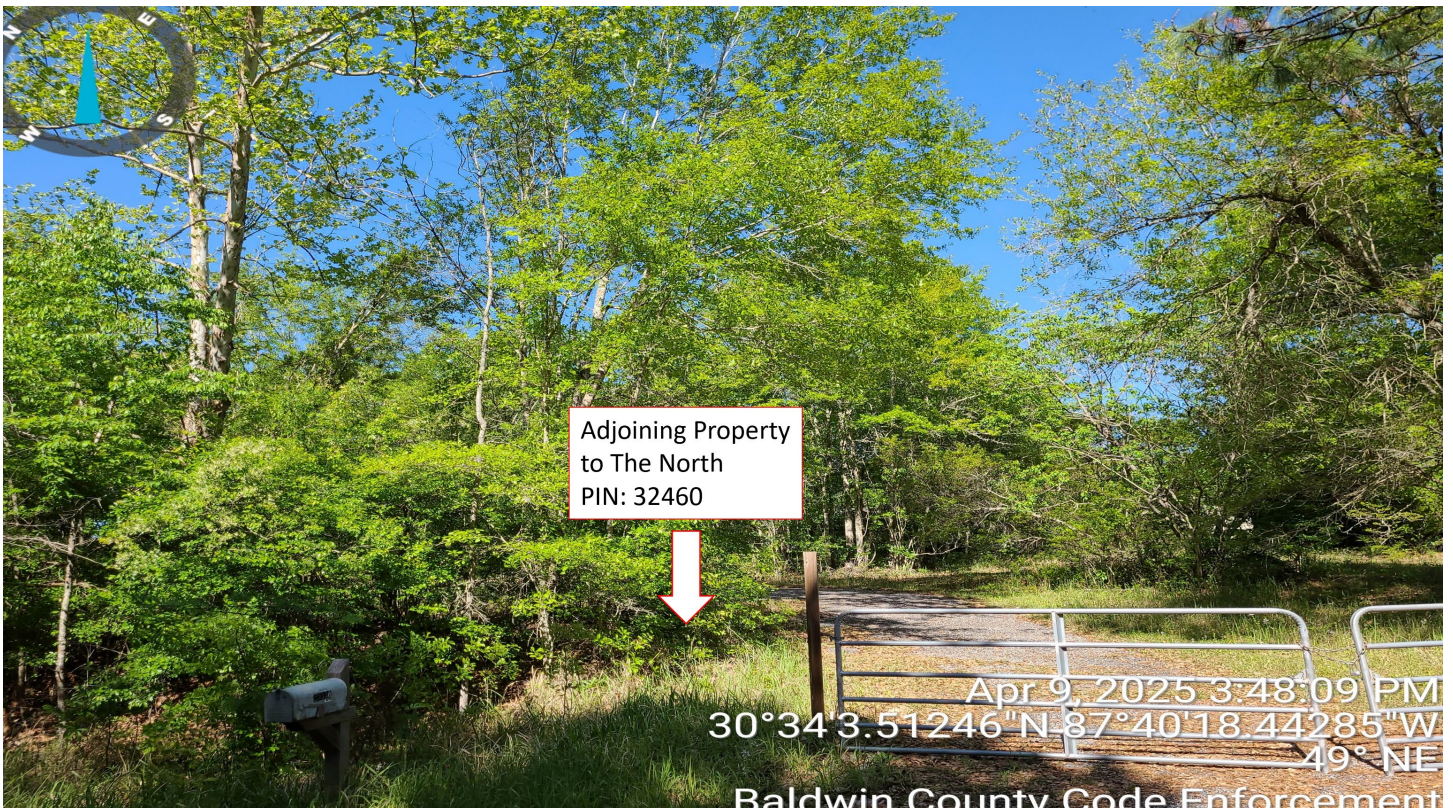
As previously mentioned, the subject property encompasses approximately 15.9 acres and is currently zoned as RA, Rural Agriculture District. A request has been made to change the designation to RMH, Residential Manufactured Housing Park District, to expand the current manufactured housing park. Staff has carefully evaluated all relevant factors concerning this application and recommends that the rezoning application be approved.

Unless information to the contrary is revealed at the public hearing, staff feels this rezoning application should be recommended for **APPROVAL**.\*

*\*On rezoning applications, the Planning Commission will be making a recommendation to the County Commission.*



## Property Images











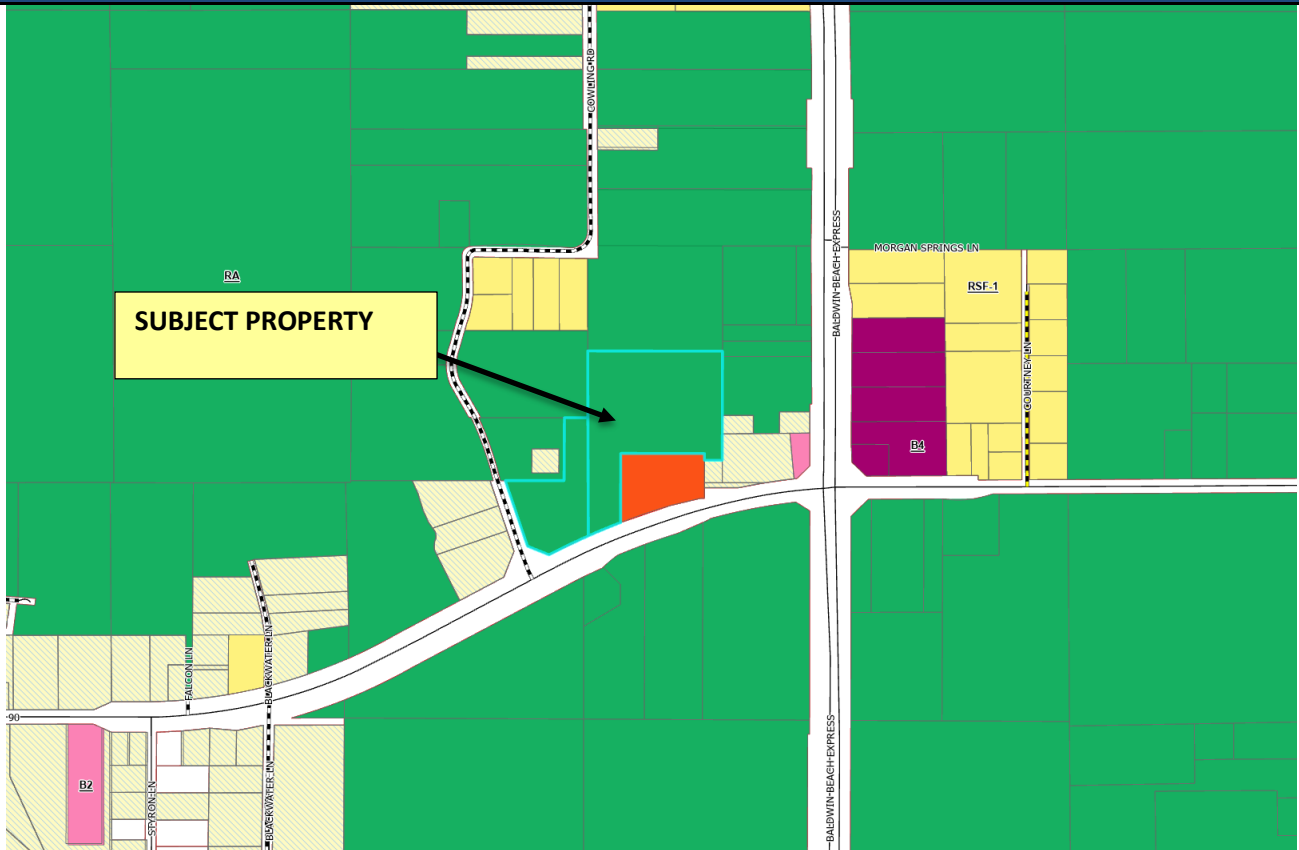
Adjoining  
Property to  
The East  
PIN: 37757



Apr 9, 2025 3:48:57 PM  
30°33'59.73905"N 87°40'12.18781"W  
313° NW  
Baldwin County Code Enforcement



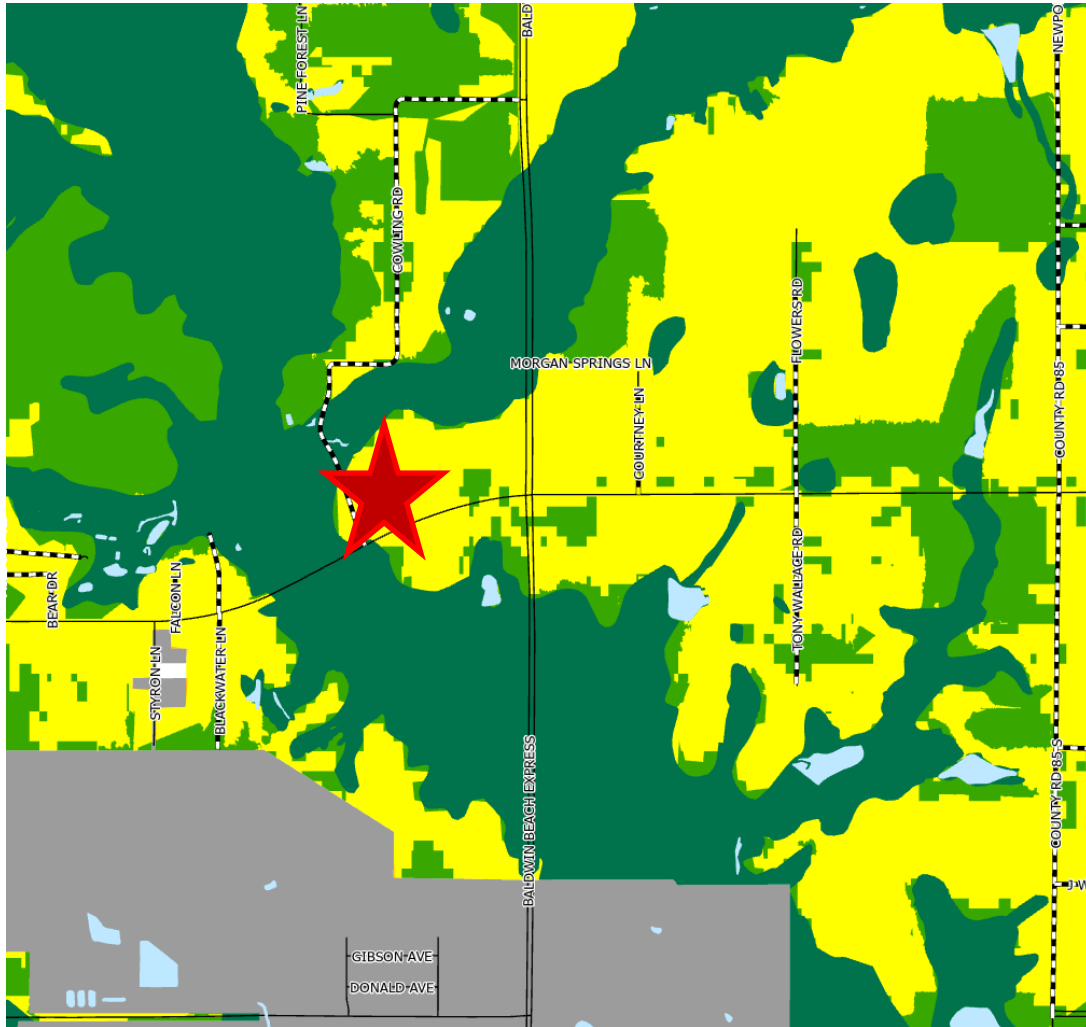
## Locator Map



## Site Map







## LEGEND

### PLACE TYPES

- IDEAL CONSERVATION/PRESERVATION
- CONSERVATION DEVELOPMENT POTENTIAL
- RURAL/AGRICULTURE/LID POTENTIAL
- MODERATE DEVELOPMENT POTENTIAL
- MID-DENSITY DEVELOPMENT POTENTIAL
- HIGH-DENSITY DEVELOPMENT POTENTIAL
- MUNICIPAL JURISDICTIONS

### NODE TYPES

- RURAL CROSSROADS CENTER
- NEIGHBORHOOD CENTER
- VILLAGE CENTER
- URBAN MIXED-USE CENTER
- COMMERCIAL/INDUSTRIAL CENTER