



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. Z25-14

Blair Property

Rezone RSF-1, Single Family District to Rezone RSF-4, Single Family District

May 1, 2025

Subject Property Information

Planning District: 25
General Location: North of State Hwy 180 and North of Gulf Beach Dr.
Physical Address: St Hwy 181, Fairhope, AL
Parcel Numbers: 05-68-05-21-0-000-058.000 & 059.000
Existing Zoning: RSF-1, Single Family District
Proposed Zoning: RSF-4 Single Family District
Existing Land Use: Residential
Proposed Land Use: Residential
Acreage: 0.2 ± acres & 0.35 ± acres
Applicant: Micah Blair
8113 Gulf Beach Ln
Gulf Shores, AL 36542
Owner: Same
Lead Staff: Celena Boykin, Senior Planner
Attachments: *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Water	Water
South	Residential	RSF-1, Single Family District
East	Residential	RSF-1, Single Family District
West	Residential	RSF-1, Single Family District

Summary

There are two parcels, with one measuring approximately 0.35 acres and the other approximately 0.2 acres. Both are currently zoned as RSF-1, Residential Single Family District. A request has been submitted to rezone the properties to RSF-4, Residential Single Family District, in order to modify the shared property line between the parcels.

Current Zoning Requirements

Section 4.2 RSF-1, Single Family District

4.2.1 *Generally*. This zoning district is provided to afford the opportunity for the choice of a low density residential environment consisting of single family homes on large lots.

4.2.2 *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) The following agricultural uses: Silviculture.
- (d) Single family dwellings including manufactured housing and mobile homes.
- (e) Accessory structures and uses.
- (f) The following institutional use: church or similar religious facility.
- (g) Agricultural uses, on RSF-1 zoned parcels that otherwise meet the minimum area and dimension requirements for Rural Agricultural District under Section 3.24.5 herein, agricultural uses shall be permitted uses, except that the minimum front yard for barns and other agricultural structures shall be 100 feet when constructed on an RSF-1 zoned parcel where no primary dwelling currently exists.

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

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

4.2.5 *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.

Maximum Height of Structure	35-Feet
Maximum Height in Habitable Stories	2 ½
Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	30,000 Square Feet
Minimum Lot Width at Building Line	100-Feet

Proposed Zoning Requirements

Section 4.5 RSF-4, Single Family District

4.5.1 *Generally.* This zoning designation is provided to afford the opportunity for the choice of a moderate density residential development consisting of single-family homes.

4.5.2 *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) Single family dwellings including manufactured housing and mobile homes.
- (e) Accessory structures and uses.
- (f) The following institutional use: church or similar religious facility.

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

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

4.5.5 *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 18.6 Variances*, and *Article 20: Nonconformities*, the area and dimensional ordinances set forth below shall be observed.

Maximum Height of Structure	35-Feet
Maximum Height in Habitable Stories	2 ½
Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area per Dwelling Unit	7,500 Square Feet
Minimum Lot Width at Building Line	60-Feet

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: A subdivision of the property will require rezoning to allow smaller lots.

Civil Engineer, Tyler Austin: No current development proposed. Any future development will require review of drainage and construction plans. Access to subject property along AL HWY 181 already existing, however any required updates to the access will be at the discretion of 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 located within Planning District 25, which adopted a zoning map in November 1993. Since then, there have been minimal changes in this area along Gulf Beach Lane. The local provisions have been revised several times since the initial zoning adoption in Planning District 25. Within the local provisions, there are two areas designated for rezoning consideration on Fort Morgan: the Coastal High Hazard Area and Flood Hazard Areas, both of which include the two subject properties. The Zoning Ordinance states (2.3.25.3 k):

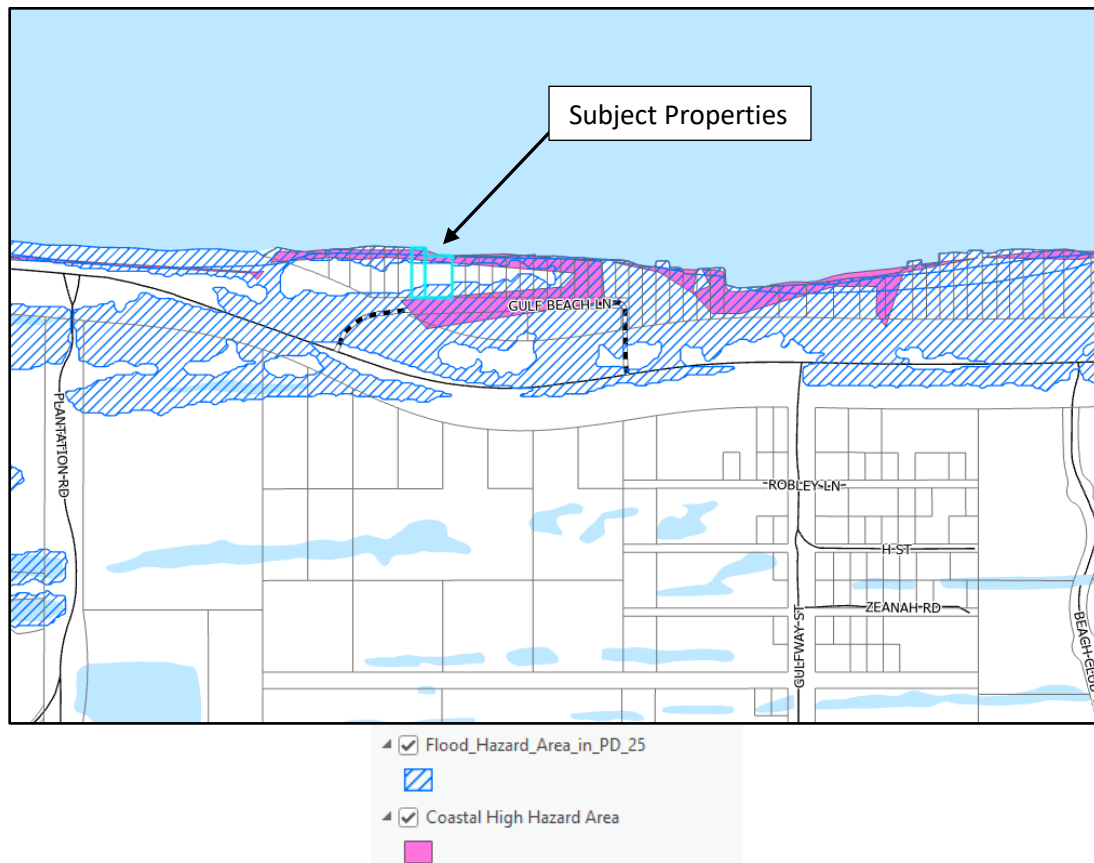
Rezoning Considerations in the Coastal High Hazard Area of Fort Morgan:

Increases in density and intensity through rezoning or similar land use changes in the Coastal High Hazard Area (CHHA) in Fort Morgan are prohibited.

Rezoning Considerations in Flood Hazard Areas of Fort Morgan:

Increases in density and intensity through rezoning or similar land use changes in the Flood Hazard Areas (FHA) in Fort Morgan should be limited to low density single family uses.

Furthermore, the subject property is located in area of Rural Agriculture LID Potential on the Future Land Use Map.



Staff Comments and Recommendation

As previously noted, the subject properties encompass approximately 0.55 acres and are currently zoned as RSF-1, Single Family District. A request has been submitted to reclassify the parcels as RSF-4, Single Family District, in order to facilitate the relocation of the common property line and provide the neighboring property with additional space. Most of the parcels north of State Hwy 180 are zoned RSF-1. After careful consideration of all relevant factors related to this application, and in accordance with local provisions for Planning District 25—which specify that areas within the Coastal High Hazard Area and Flood Hazard Areas should not have increases in density or intensity and should be limited to low-density single-family uses—this application is recommended for denial.

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

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

Property Images





Adjoining
Property to
The East
PIN: 69369



Apr 9, 2025 11:59:49 AM
30°14'18.58812"N 87°53'1.86166"W
345° N
Baldwin County Code Enforcement

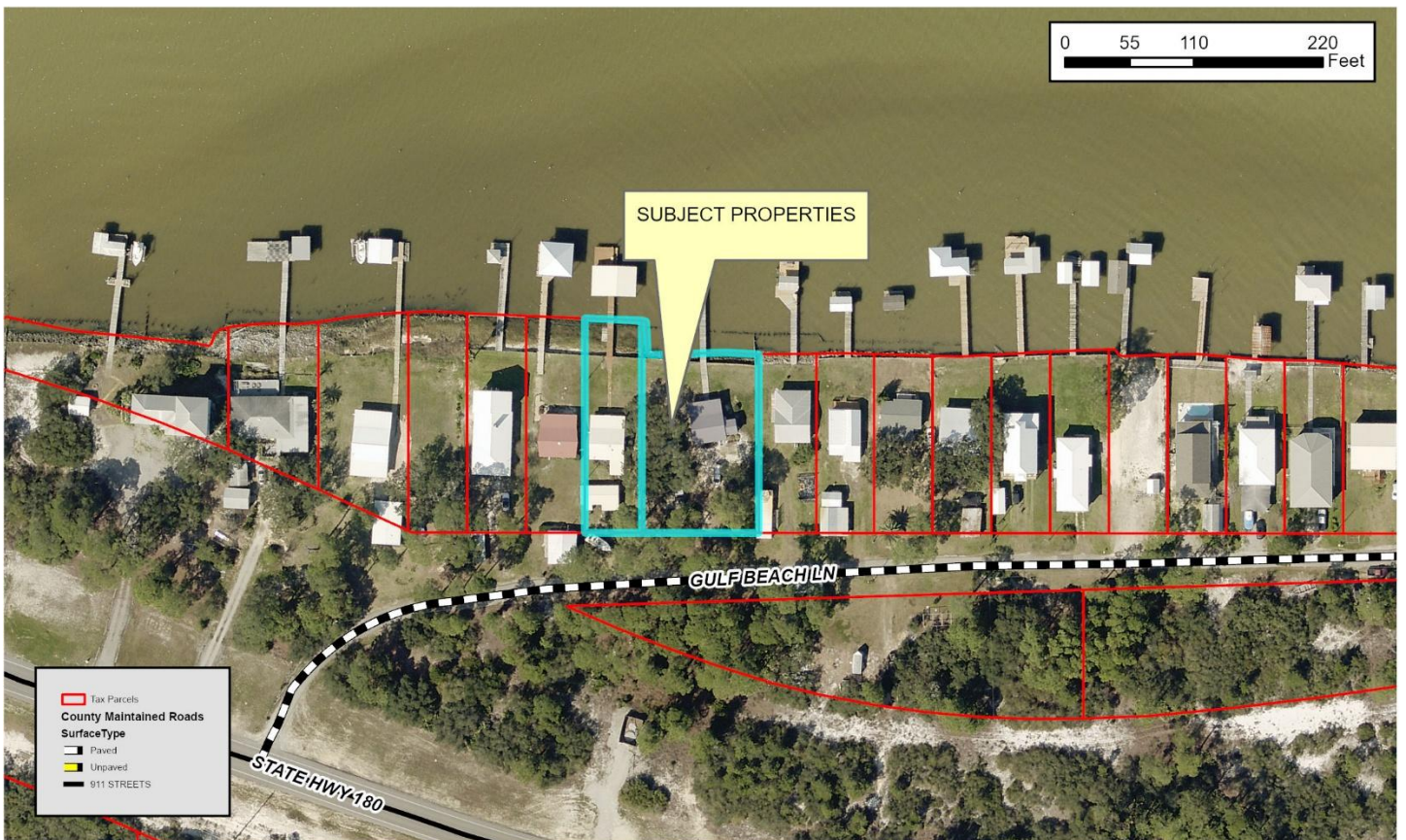
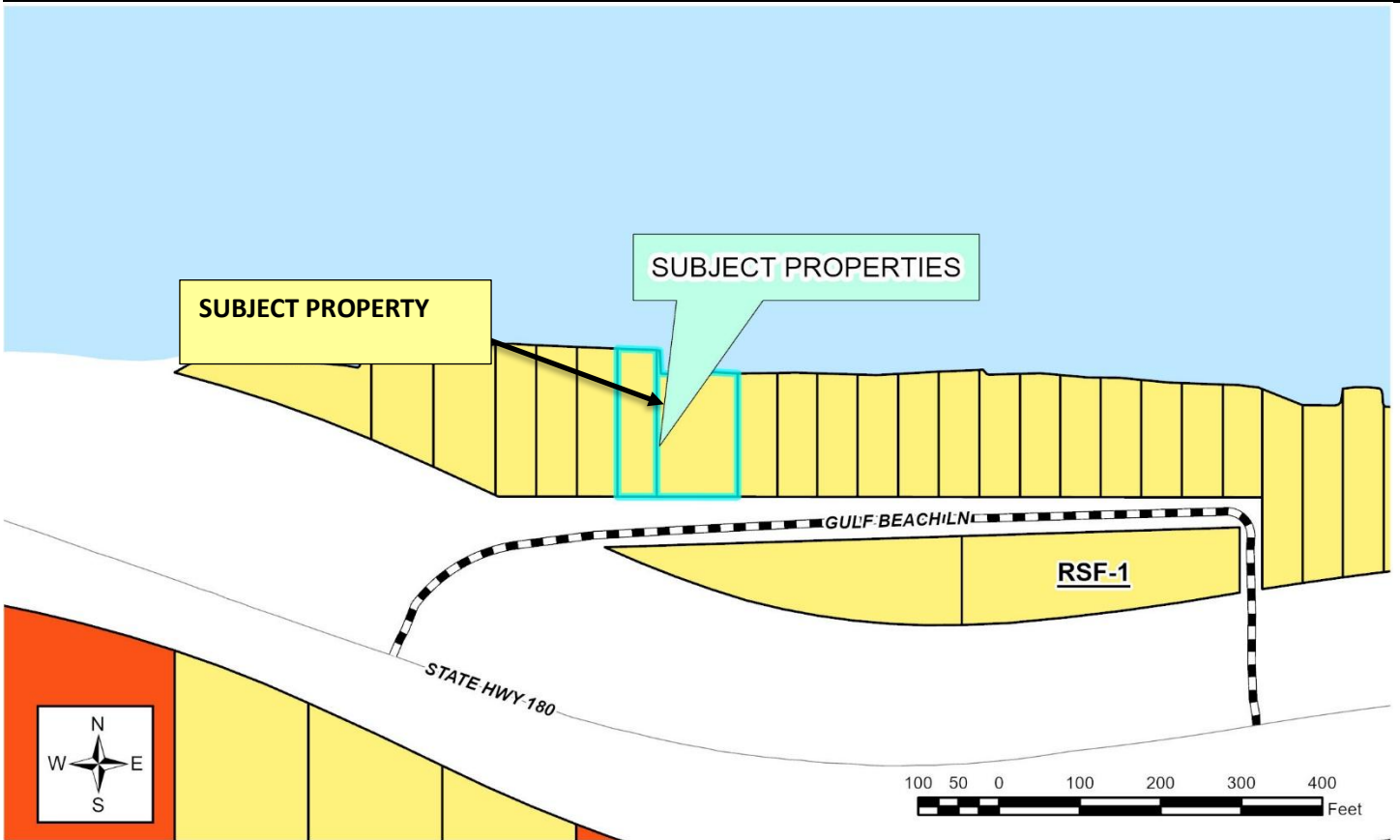


Property to The
South
PIN: 3413

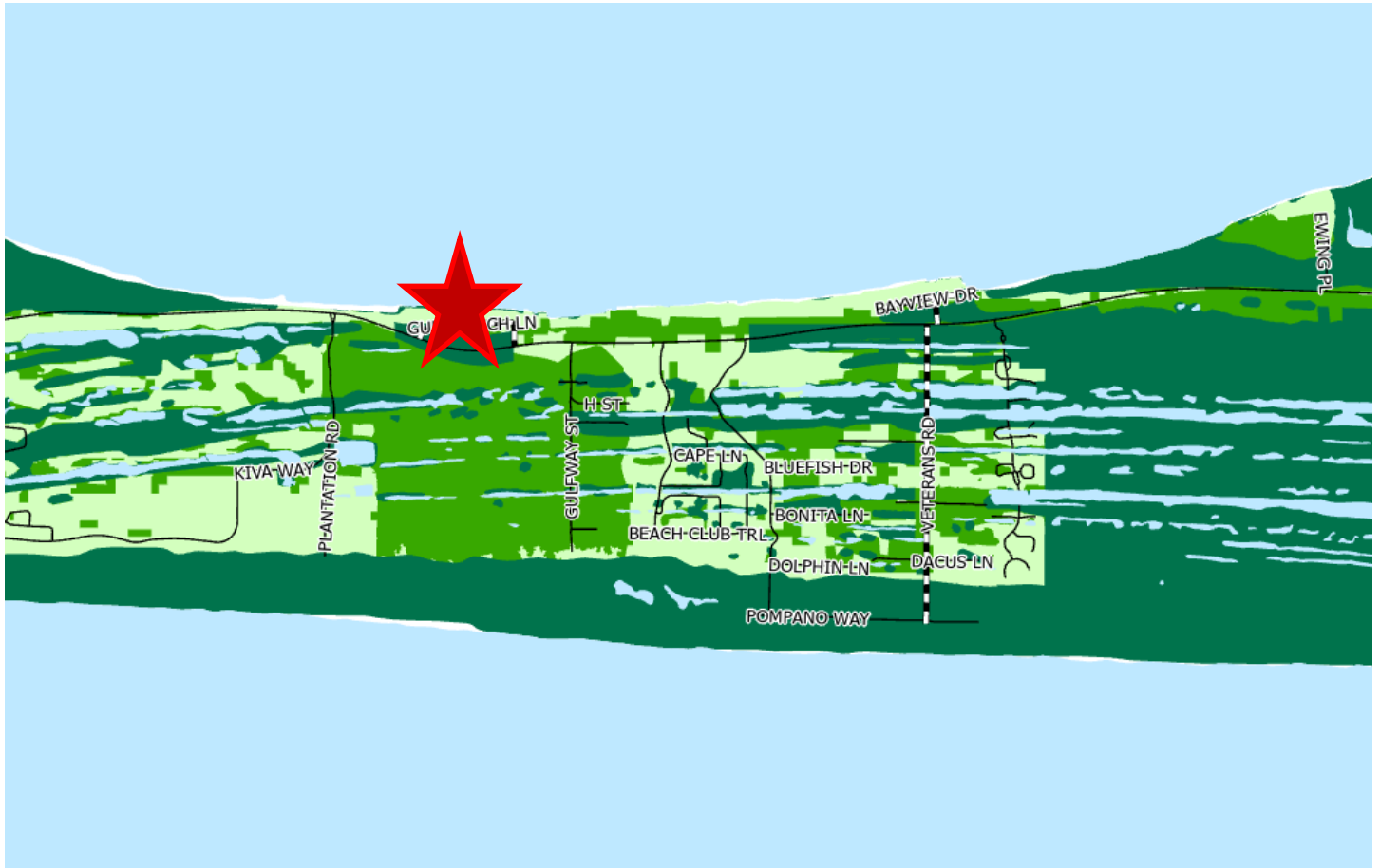


Apr 9, 2025 11:57:19 AM
30°14'18.48343"N 87°53'2.79776"W
92° E
Baldwin County Code Enforcement

Locator Map



FLUM



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