



# Baldwin County Planning & Zoning Department

## Baldwin County County Commission Staff Report

**Case No. Z25-20**  
**Terrazas Property**  
**Rezone RSF-1, Single Family District to RR, Rural District**  
**May 20, 2025**

### Subject Property Information

**Planning District:** 12  
**General Location:** North of Woodpecker Road and east of County Road 55 in the Silverhill area  
**Physical Address:** 16147 Woodpecker Road, Silverhill, AL 36576  
**Parcel Numbers:** 05-42-07-35-0-000-014.001  
**Existing Zoning:** RSF-1, Single Family District  
**Proposed Zoning:** RR, Rural District  
**Existing Land Use:** Residential  
**Proposed Land Use:** Commercial  
**Acreage:** 1 ± acres  
**Applicant:** Arturo Terrazas  
16147 Woodpecker Road  
Silverhill, AL 36576  
**Owner:** Same  
**Lead Staff:** Cory Rhodes, Planner  
**Attachments:** *Within Report*

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

### Summary

The subject property encompasses approximately 1 acre and is currently zoned as RSF-1, Residential Single Family District. A request has been made to change the designation to RR, Rural District, to convert an existing shed into a welding shop. The majority of the adjacent parcels along Woodpecker Road are designated for residential purposes, and the applicant believes that the optimal use for this property is rural.

## 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
<del>Minimum Lot Width at Street Line</del>	<del>50 Feet</del>
Maximum Ground Coverage Ratio	.35

## Proposed Zoning Requirements

### Section 3.1 RR, Rural Districts

3.1.1 *Generally.* This zoning district is provided to accommodate the rural areas of Baldwin County. Rural District ordinances are designed to protect the rural character of the area.

3.1.2 *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) Marine recreation uses.
- (d) Outdoor recreation uses.
- (e) The following general commercial uses: animal clinic and/or kennels; farm implement sales; farmer's market/truck crops; nursery; landscape sales.
- (f) Local commercial uses.

- (g) Professional service and office uses.
- (h) The following institutional uses: church or similar religious facility; childcare center; childcare institution; day care home; fire station; library; post office; school (public or private).
- (i) Agricultural uses.
- (j) Single family dwellings including manufactured housing and mobile homes.
- (k) Accessory structures and uses.

3.1.3 *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

3.1.4 *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 Commission site plan approval process:

- (a) Transportation, communication, and utility uses not permitted by right.
- (b) Light industrial uses.
- (c) General commercial uses not permitted by right, except racetrack.
- (d) Institutional uses not permitted by right, except correctional, detention, or penal institution and sanitarium.
- (e) Boarding house, rooming house, lodging house, or dormitory.
- (f) Fraternity or sorority house.

3.1.5 *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
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
<del>Minimum Lot Width at Street Line</del>	<del>120-Feet</del>

3.1.6 *Area and dimensional modifications.* Within the RR 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	20,000 Square Feet
Minimum Lot Width at Building Line	80-Feet
<del>Minimum Lot Width at Street Line</del>	<del>80-Feet</del>

#### 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 isn't requested at this time.

**Civil Engineer, Tyler Austin:** No current development proposed. Any future development will require review of drainage and construction plans. Any improvements to the existing residential access that may be required along Woodpecker Road will require a CTP from Baldwin County P&Z.

#### 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 12, which adopted a zoning map in November 2006. Following this adoption, there have been minimal changes in local conditions, with the surrounding zoning and land uses remaining largely residential. Likewise, the Future Land Use Map (FLUM) designates this area as predominantly Moderate Development Potential, which seeks to create an opportunity for a moderately dense residential environment consisting primarily of single-family homes. The proposed RR zoning aims to accommodate to the rural areas of the County, protecting the character of the area. Therefore, a rural zoning request for a light industrial use would not be compatible with the land uses in the vicinity nor would it conform to the Master Plan.



## Staff Comments and Recommendation

As previously mentioned, the subject property encompasses approximately 1 acre and is currently zoned as RSF-1, Residential Single Family District. A request has been submitted for the designation of RR, Rural District, to convert an existing shed into a welding shop, which is a conditional use in RR zoning. The majority of the adjacent parcels along Woodpecker Road are designated for residential purposes. While the applicant believes that the optimal use for this property is rural, staff has carefully evaluated all relevant factors concerning this application and recommends that the rezoning application be denied based on incompatibility with the surrounding area and nonconformity to the Master Plan.

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

## Property Images



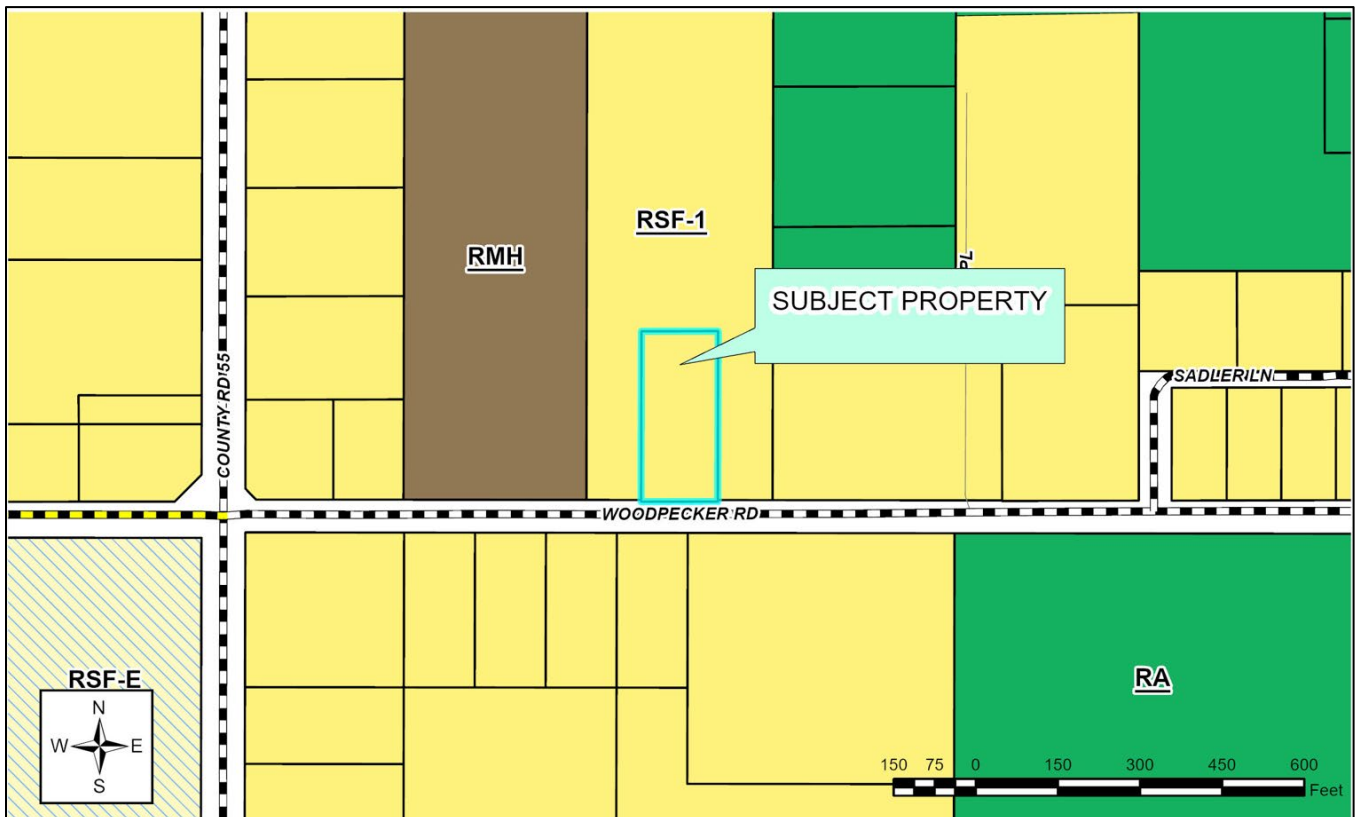






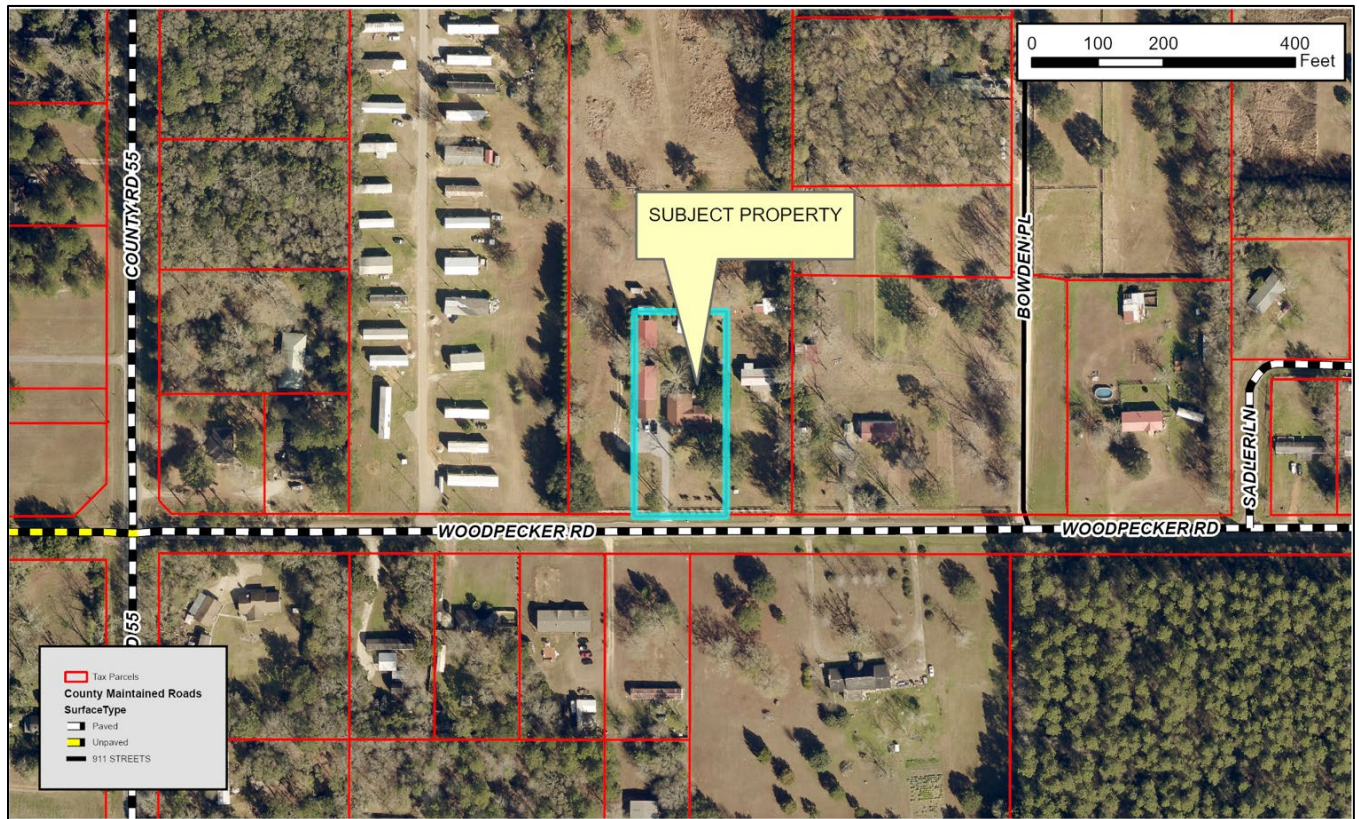


### Locator Map

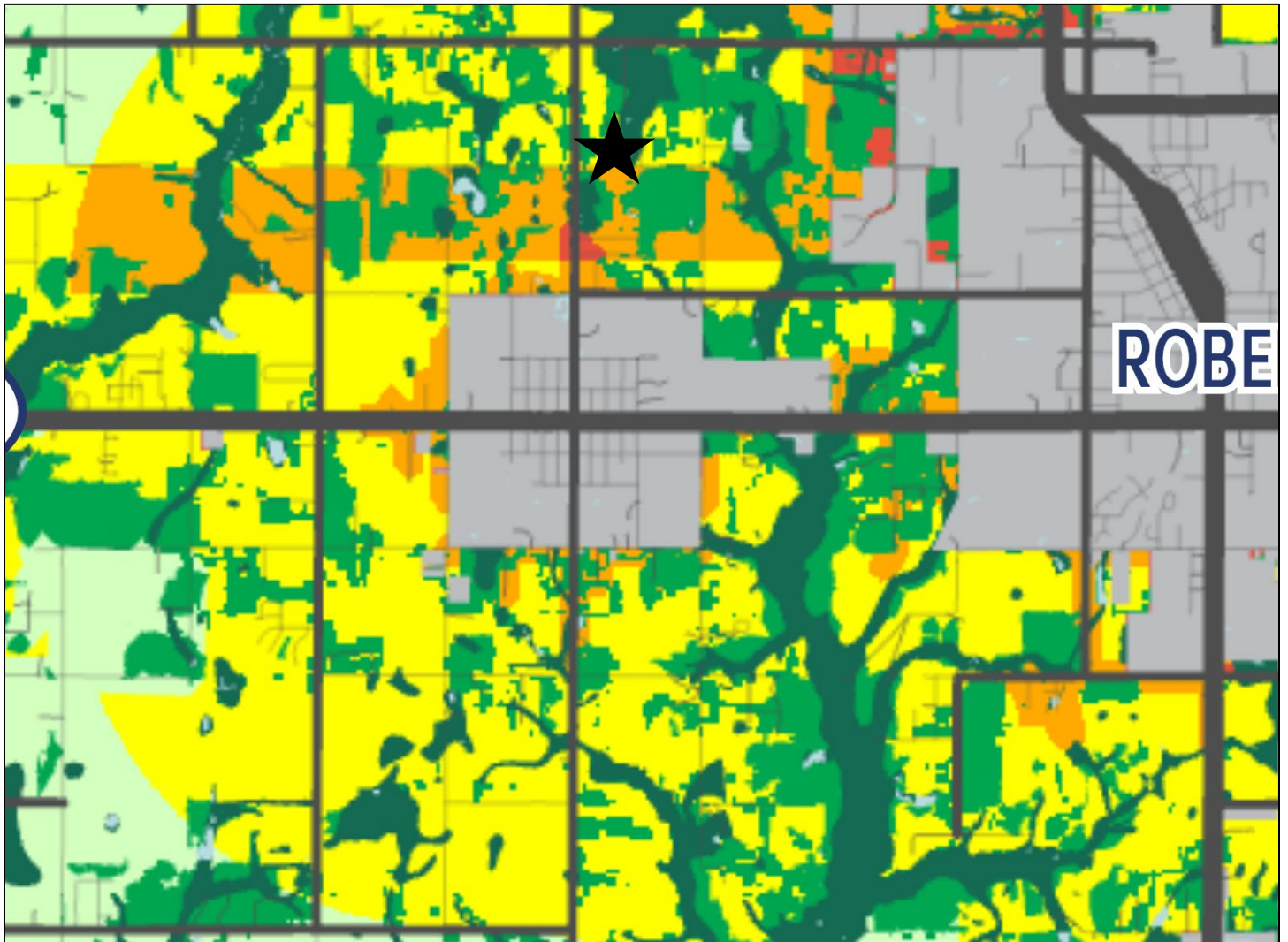




## Site Map



## 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