



Baldwin County Planning & Zoning Department

Baldwin County Commission Staff Report

Case No. Z25-42
Temple Property
Rezone from M-1, Light Industrial District to RR, Rural District
October 21, 2025

Subject Property Information

Planning District: 4
General Location: West of State Hwy 225 and south Carpenter Ln.
Physical Address: NA
Parcel Number: 05-22-06-22-0-000-007.000
Existing Zoning: M-1, Light Industrial District
Proposed Zoning: RR, Rural District
Existing Land Use: Vacant
Proposed Land Use: Residential
Acreage: 3.77 ± acres
Applicant: Jonathen and Elizabeth Temple
33046 Flintwood Cr
Spanish Fort, AL 36527
Owner: Jonathen and Elizabeth Temple
33046 Flintwood Cr
Spanish Fort, AL 36527
Lead Staff: Celena Boykin, Senior Planner
Attachments: *Within Report*

| | Adjacent Land Use | Adjacent Zoning |
|-------|-------------------|-----------------------|
| North | Residential | RR, Rural District |
| South | Residential | RR, Rural District |
| East | Vacant | M-1, Light Industrial |
| West | Residential | M-1, Light Industrial |

Summary

The subject property encompasses approximately 3.77 acres and is currently zoned as M-1, Light Industrial District. A request has been made to change the designation to RR, Rural District, for residential use.

Section 8.1 M-1, Light Industrial District

8.1.1 Generally. The purpose of this zoning district is to provide a suitable protected environment for manufacturing, research and wholesale establishments which are clean, quiet and free of hazardous or objectionable emissions, and generate little industrial traffic.

8.1.2 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, conditioned on the *Commission Site Plan Approval requirements of Section 18.10*:

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) Light industrial uses.
- (c) Transportation, communication, and utility uses except landfills and sewer treatment plants.
- (d) Outdoor recreation uses.
- (e) Marine recreation uses.
- (f) General commercial uses except racetracks.
- (g) Local commercial uses.
- (h) Professional service and office uses.
- (i) Institutional uses.
- (j) Agricultural uses.
- (k) Accessory structures and uses.

8.1.3 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 as Commission Site Plan Approval uses:

- (a) Transportation, communication, and utility uses not permitted by right per 8.2.2(c): Permitted uses.
- (b) General commercial uses not permitted by right per 8.2.2(f): Permitted uses.

8.1.4 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 18.5: Variances, and Article 20: Nonconformities, the area and dimensional ordinances set forth below shall be observed.

| | |
|-------------------------------------|--------------------|
| Maximum Height of Structure | 45-Feet |
| Maximum Height in Habitable Stories | 4 |
| Minimum Front Yard | 25-Feet |
| Minimum Rear Yard | see (a & b) |
| Minimum Side Yards | see (a & b) |
| Minimum Lot Area | 40,000 Square Feet |
| Minimum Lot Width at Building Line | 120-Feet |
| Maximum Impervious Surface Ratio | .80 |

- (a) No minimum except where abutting a residential district, in which case there shall be a minimum yard of 25-feet abutting the residential district.
- (b) The required yards shall be increased by one foot for each foot of building height in excess of 35-feet.

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 18.5: 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 |

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 |

Agency Comments

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

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

Natural Resource Planner, Ashley Campbell: Site Inspected and Photos taken After inspecting the site, I have the following comments: 1. The site is located north of the railroad. The site is forested with a new wooden fence. 2. The north side of the property is boarded by Carpenter Lane. The north side of Carpenter Lane at this property as a significant drainage feature, gully.

Subdivisions, Fabia Waters: No subdivision is proposed, no further comments.

Civil Engineer, Tyler Austin: No development currently proposed. Any future development will require construction plan and drainage review. Any access from Carpenter Lane will require driveway permit from Baldwin County Planning & Zoning Department.

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.

(a) Degree of compatibility of the proposed rezoning with existing and allowable land uses in the vicinity.

The subject property consists of approximately 3.77 +/- acres and is currently zoned M-1 , Light Industrial. A rezoning request has been submitted to change the designation to RR, Rural District, to allow for a single family home. The surrounding area includes a mix of residential and vacant land use, with adjacent parcels zoned RR and M-1. The majority of the M-1 parcels in this area are used residential instead of industrial. The railroad is just south of the subject property.

(b) Degree of conformity of the proposed rezoning to the Master Plan.

The Future Land Use Map (FLUM) represents a combination of development and environmental suitability, directing growth and development patterns for the unincorporated areas of the County. The FLUM has identified the subject property as Conservation Development Potential. The Conservation Development Land Patterns supports minimal development, suitable for all of the land uses described in the Ideal Conservation/Preservation Areas place type but would allow for limited development based on low-impact design principles. Conservation Development Density supports zoning that is environmental conservation such as CR, Conservation Resource District and OR, Outdoor Recreation. Although the requested RR is not supported by the FLUM, it represents a zoning classification more closely aligned with Conservation development than the current M-1 designation.

(c) Proximity of the proposed rezoning to existing transportation network and utility infrastructure.

The subject property are located within ½ mile of a Minor Arterial and located on a local road. The lot is large enough to support a well and septic tank.

(d) Timing of the request and development trends in the area.

The subject property and surrounding areas have experienced minimal development. The current M-1 zoning designation has been in place for this property since the adoption of the Planning District 4 map in February 1995. The applicant is proposing to construct a single-family home on the subject property. Since residential uses are not permitted in Industrial zoning, staff has recommended rezoning to RR due to the neighboring RR zonings.

(e) Impacts to environmental conditions of the vicinity or the historic resources of the County.

There is a small area of potential wetlands on the subject property. Since the property is planned for a single-family residence, there is sufficient upland space available to construct a home. If wetlands are present, a 30-foot wetland buffer will be required. Additionally, the property is not located within the Historic District and is not expected to impact any historic or cultural resources of the county.

(f) Impacts to the health, safety and welfare of the County and the vicinity.

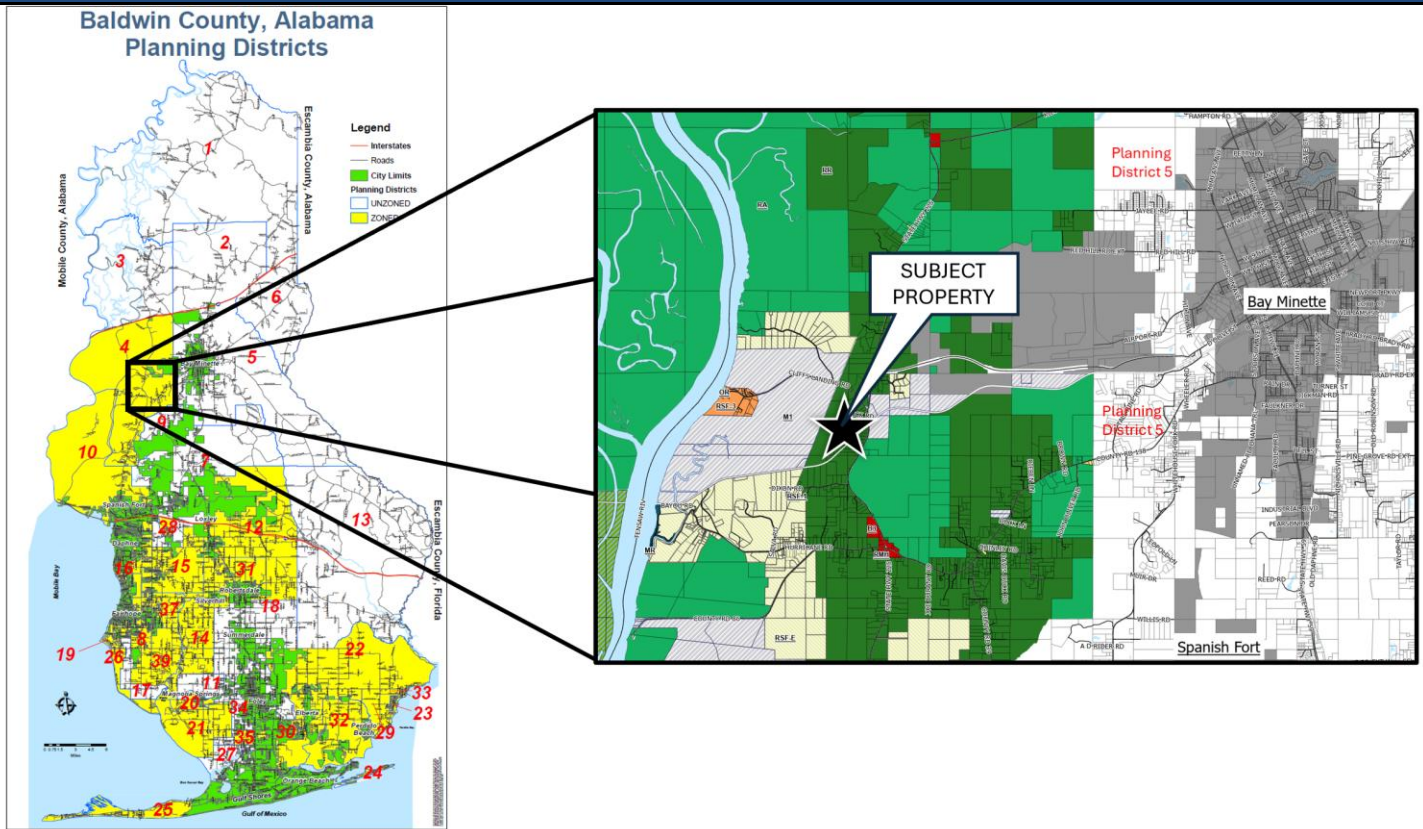
The proposed request should have no impacts to the health, safety and welfare of the property or surrounding properties.

Staff Comments and Recommendation

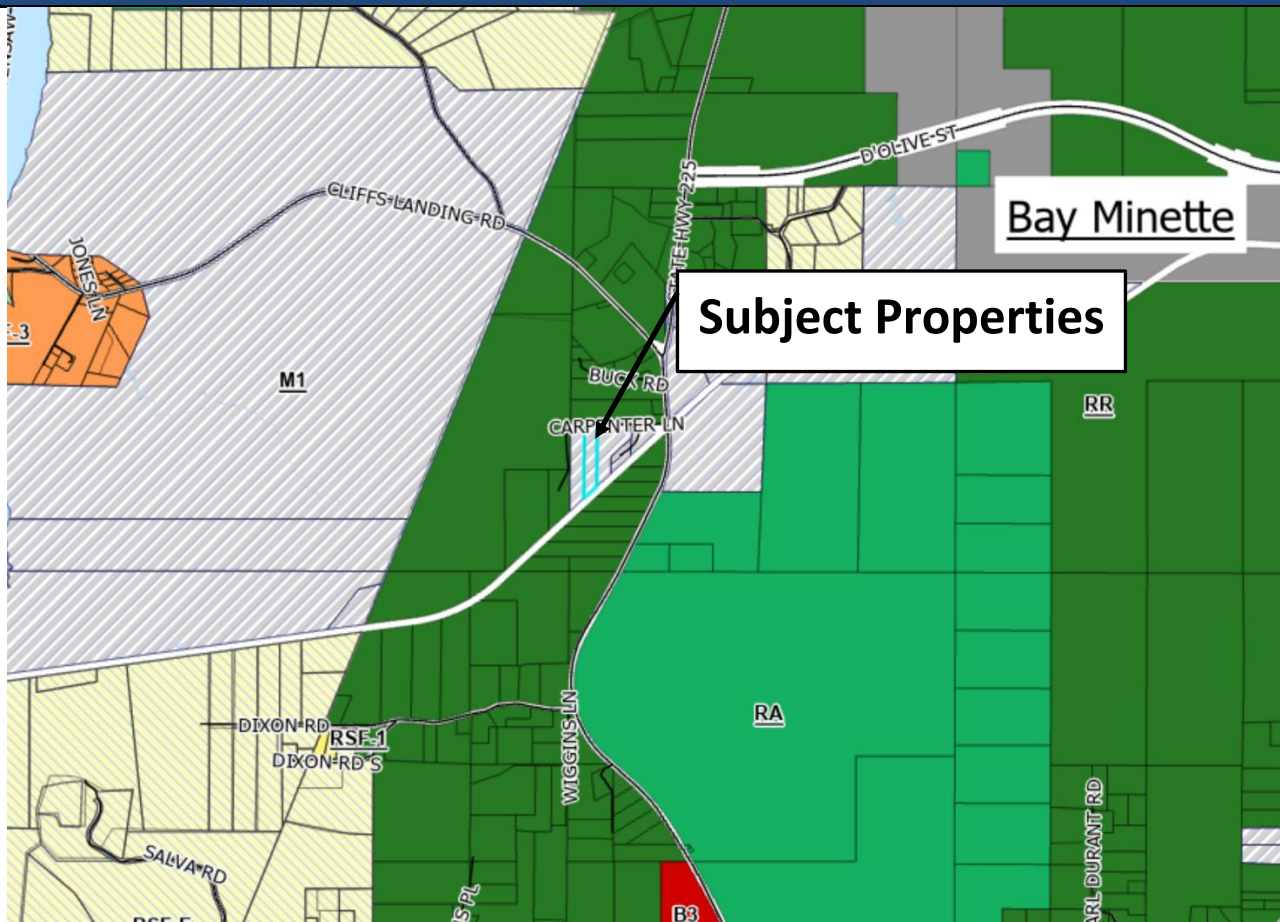
Upon review of the *Factors for Reviewing Proposed Zoning Map Amendments* specified within Section 19.6 of the Baldwin County Zoning Ordinance and themes of the Baldwin County Master Plan, staff has determined that the requested Zoning Map Amendment would be consistent with the factors specified within the Baldwin County Zoning Ordinance and is not consistent with the Baldwin County Master Plan Future Land Use Map.

The requested Zoning Map Amendment was also evaluated using the Smart Growth Scorecard (attached) which strongly supports the request.

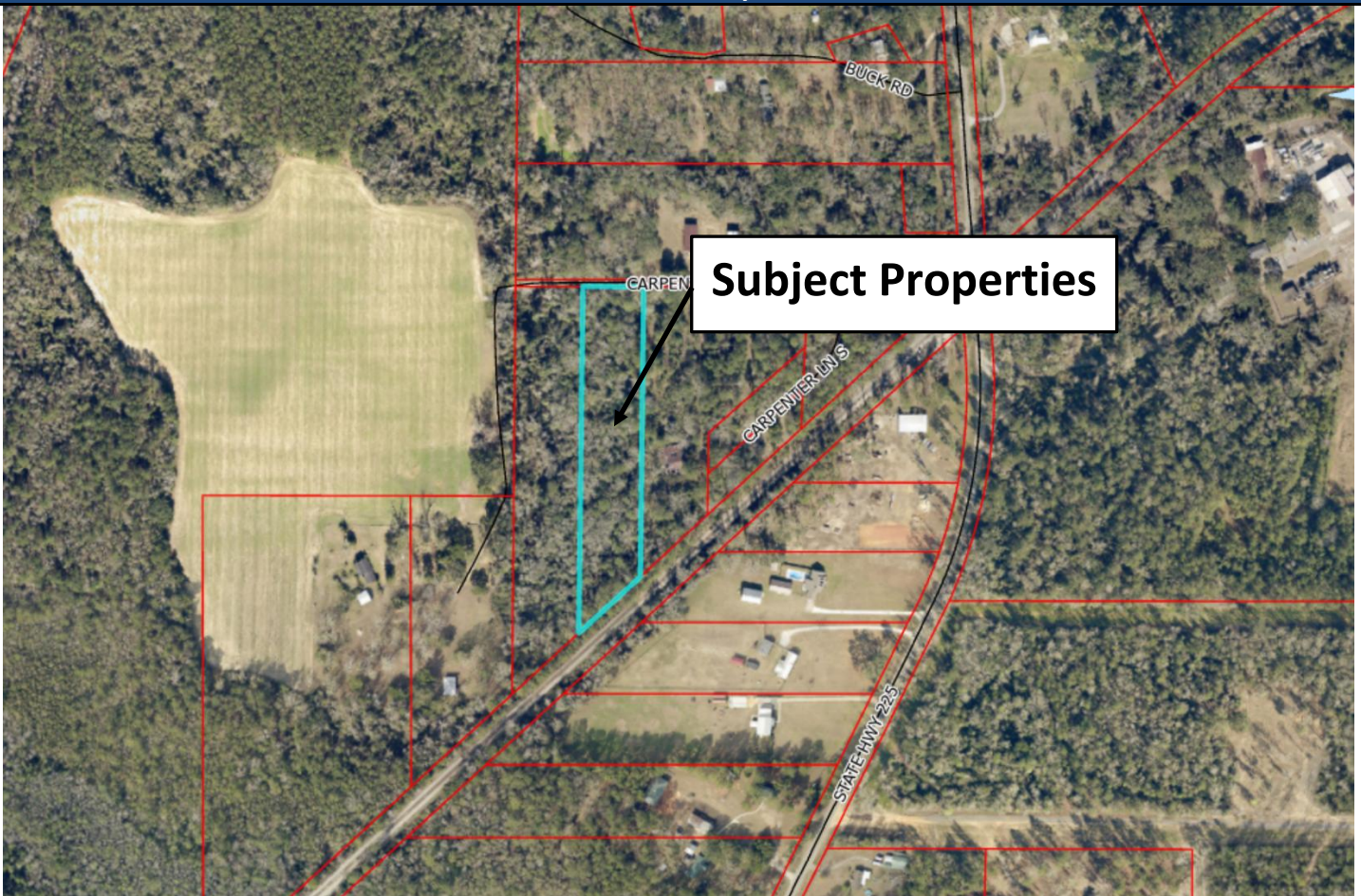
County Map



Locator Map



Site Map



Pictures



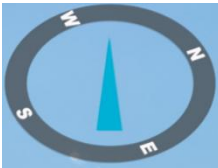




Property to The
North
PIN: 6631



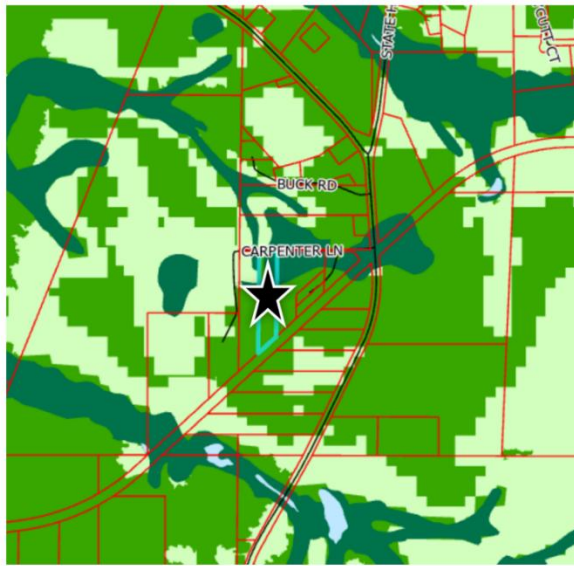
Sep 18, 2025 3:13:22 PM
30°51'26.15177"N 87°52'4.71907"W
10° N
Baldwin County Code Enforcement



Property to The
South
PIN: 203479



Sep 18, 2025 3:15:33 PM
30°51'14.09065"N 87°51'58.03729"W
295° NW
Baldwin County Code Enforcement



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

CONSERVATION DEVELOPMENT AREAS

Conservation Development Potential Areas are suitable for all of the land uses described in the Ideal Conservation/Preservation Areas place type but would allow for limited development based on low-impact design principles. Allowing conservation-based subdivisions in these areas could help to balance the pressure of residential development with environmental preservation and rural character. Conservation-based subdivisions allow for the clustering of residential dwellings to protect open space that is valued for natural resource protection—such as stream buffers, mature forest habitat, or wetlands—working farmland, or recreational amenities.

PRIMARY LAND USES

- Conservation-based or cluster development with high levels of Low Impact Design (LID) and sustainable development practices
- Natural areas that are publicly and privately owned and managed
- Permanently protected lands such as conservation easements, parks, cemeteries
- Parks and open spaces devoted primarily to passive recreation and trails
- Lands with important cultural landmarks or assets
- Scenic view protection

RELATED ZONING DISTRICTS

- Environmental Conservation
- CR Conservation Resource District
- OR Outdoor Recreation District

CONNECTIVITY NETWORK

- Rural streets with paved shoulders, bike lanes, or side paths
- Greenways and trails along environmental buffers



Scorecard

SMART GROWTH SCORECARD TOOL

Score each element based on the following: +2 (Strongly Supports), +1 (Somewhat Supports), -1 (Somewhat Does Not Support), and -2 (Strongly Does Not Support). Each category will be totaled and then combined for a final score to evaluate whether the development aligns with the vision and themes of the Master Plan. The following final score ranges will be used in this evaluation.

STRONGLY SUPPORTS

Score of 20 to 40

SOMEWHAT SUPPORTS

Score of 0 to 19

SOMEWHAT DOES NOT SUPPORT

Score of 0 to -19

STRONGLY DISAPPROVE

Score of -20 to -40

SMART GROWTH SCORECARD

SCORE

Conformity with Surrounding Land Use

2

1

-1

-2

Is the property contiguous to a complementary use or zoning district to what is being proposed?

2

Does the density/intensity of the proposed use conform to the surrounding area or provide a use that would support the surrounding existing or permitted land uses?

2

Does the proposed land use provide a mix of uses or diversity of housing types in the area?

For single use projects evaluate the diversity of uses within 1/2 mile

1

Does the proposed land use require building separation and buffers that fit the character of the surrounding area?

1

Total Land Use Score (out of 10 points)

6

Conformity with Master Plan

2

1

-1

-2

Does the location and proposed land use support the need identified in the Master Plan for the surrounding community?

-1

Is the request located in an area identified for development in the Master Plan?

Evaluate the uses identified for the area in the Master Plan not the "equivalent zoning"

2

| | | | | | |
|---|---|---|---|----|----|
| Does the size & scale of the proposal fit the recommendations in the Master Plan and the character of the surrounding community? | Evaluate the uses identified for the area in the Master Plan not the "equivalent zoning" | | 1 | | |
| Is the property located within 1/2 mile of a municipal boundary or node identified in the Master Plan? | Rate +2 if property is within 1/2 mile, +1 for 1/2 to 1 mile, -1 for 1 to 1.5 mile, & +2 for outside of 1.5 mile. For "downzoning" requests outside of 1 mile from municipal boundary or node, score +1. | | 1 | | |
| Does the proposed use provide housing or commercial uses that are consistent with the growth and demand projections for the surrounding area? | | | 1 | | |
| Total Master Plan Score (out of 10 points) | | | 4 | | |
| Proximity to Transportation & Utility Infrastructure | | | | | |
| | | 2 | 1 | -1 | -2 |
| Is the property located within 1/2 mile of an existing roadway that is classified appropriately to support the proposed use? | Major projects should be located near collector road or greater. Minor projects should be located near local street or greater. | 2 | | | |
| Does the property allow access from at least two existing or planned streets? | Existing or planned streets located outside of the applicant property. | 2 | | | |
| Are frequently visited uses within 1 mile of the proposed use? | For residential uses, schools/daycares, employment centers, grocery/convenience shopping. For commercial, housing & similar intensity commercial uses. Rate +2 for within 1/2 mile, +1 for 1/2 to 1 mile, -1 for 1 to 1.5 mile, & -2 for greater than 1.5 mile. | | | | -2 |

| | | | | | |
|---|---|---|---|----|----|
| Is the proposed use within the service boundary of existing water service? | Rate +2 if within service boundary and adjacent to water main sufficient to serve development, +1 if within service boundary but requires water main upgrade or extension to serve development, -1 for outside of service area but within 1/2 mile of service area, -2 for outside of service area and greater than 1/2 mile. | | 1 | | |
| | Rate +2 if within service boundary and adjacent to sewer main sufficient to serve development, +1 if within service boundary but requires sewer main upgrade or extension to serve development, -1 for outside of service area but within 1/2 mile of service area, -2 for outside of service area and greater than 1/2 mile. | | 1 | | |
| Total Transportation & Utility Score (out of 10 points) | | | 4 | | |
| Environmental Conditions & Historic Resources | | | | | |
| | | 2 | 1 | -1 | -2 |
| Can the property be reasonably developed without impacting jurisdictional wetlands/streams or buffers? | | 2 | | | |
| Can the property be reasonably developed without filling within the floodplain or contributing to a net loss of flood capacity? | | 2 | | | |

| | | | | | |
|--|---|---|--|--------------------------|--|
| Does the proposed use limit growth in environmentally sensitive or flood prone areas? | The more environmentally sensitive the area, the lower the overall density should be. Rate +2 for non-sensitive area, +1 for somewhat sensitive area but density can be clustered to avoid impacts, -1 for moderate sensitive area that would be challenging to avoid impacts, -2 for significantly sensitive area that would be unable to avoid impacts. | 2 | | | |
| Can the proposed use implement a stormwater facility that would aide regional stormwater management? | | | | 0 | |
| Would the proposed use have any impacts to historic or cultural resources in the area? | | 2 | | | |
| Total Environmental Score (out of 10 points) | | | | 8 | |
| TOTAL SMART GROWTH SCORE | | | | 22 | |
| RECOMMENDATION | | | | STRONGLY SUPPORTS | |
| | | | | 0 | |
| | | | | 0 | |
| | | | | 0 | |