



# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

**Case No. SV24-07 (SV24-000007)**

**Tracey Ingram Variance Request**

**Variance from Subdivision Regulations, Section 5.16 (g) Minimum Lot Size for RV Parks**

**May 1, 2025**

### Subject Property Information

|                           |   |
|---------------------------|---|
| <b>Planning District:</b> | 13  |
| <b>General Location:</b>  | South of Goat Cooper Rd, on the north side of Styx River        |
| <b>Physical Address:</b>  | 25608 Goat Cooper Rd, Robertsedale, 36567                       |
| <b>Parcel Numbers:</b>    | 05-40-03-08-0-000-003.036                                       |
| <b>PIN:</b>               | 86983   |
| <b>Zoning:</b>            | Unzoned   |
| <b>Total Property:</b>    | 2.82ac  |
| <b>Applicant:</b>         | John Byrd<br>15 Hand Avenue, Suite 158<br>Bay Minette, AL 36507 |
| <b>Owner:</b>             | Tracey Ingram   |
| <b>Lead Staff:</b>        | Fabia Waters, Associate Planner                                 |
| <b>Attachments:</b>       | <i>Within Report</i>  |

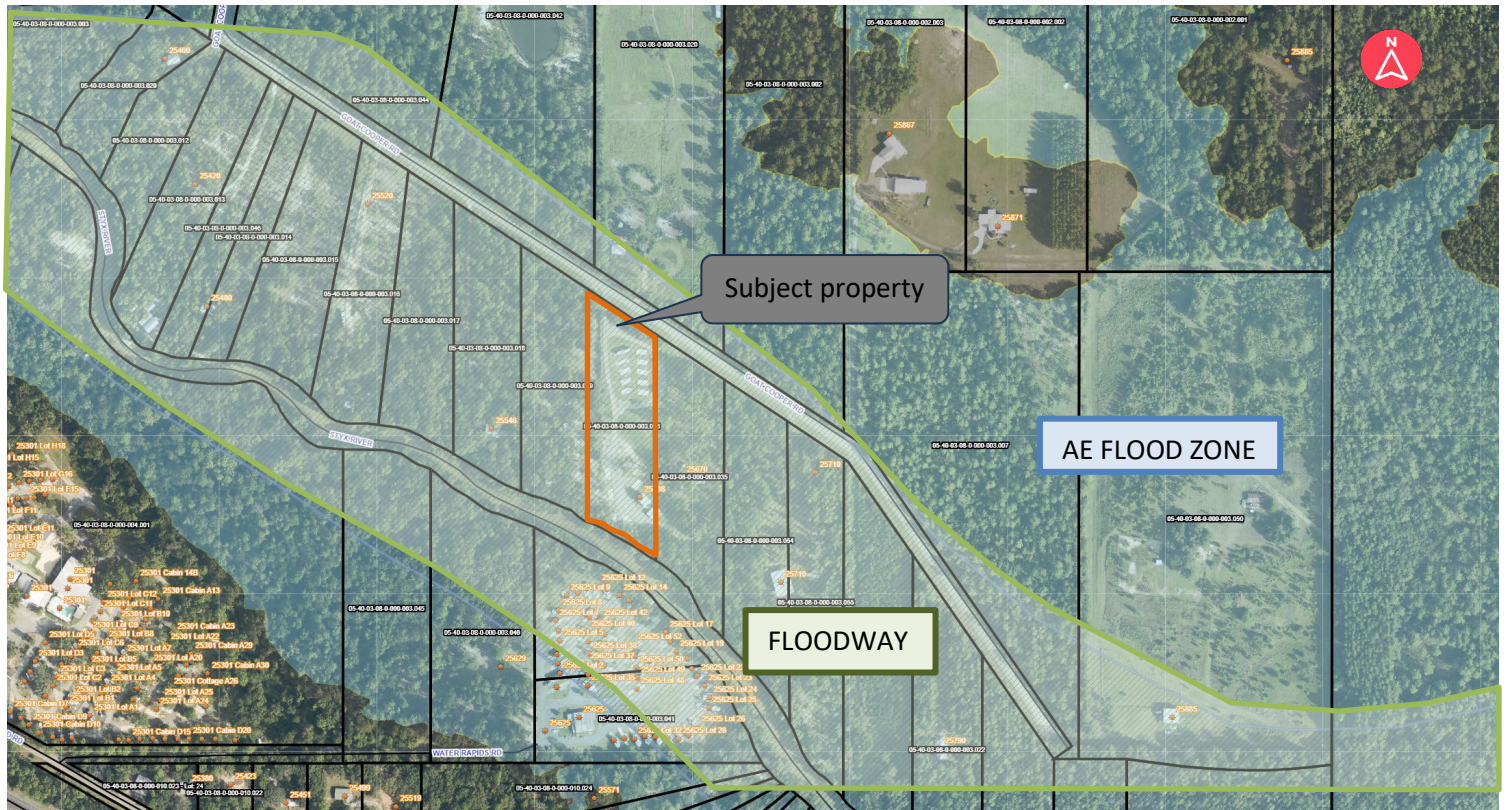
### SUMMARY

The applicant is requesting a variance from the minimum lot size requirement outlined in Section 5.16(g) of the Baldwin County Subdivision Regulations, which states that the minimum lot size for RV parks shall be three (3) acres.

The proposed RV park currently has a active Code Enforcement case and a Notice of Violation has been issued due to the placement and occupancy of three or more RV units on the property without an approved Planned Unit Development (PUD). Staff does not believe the hardship is unique to the subject property and finds that it is, in fact, self-inflicted. Therefore, staff believes that the approval of this variance request would not be consistent with the requirements of Article 5, Section 5.16(g) of the Baldwin County Subdivision Regulations.



## Flood Map Map



## Site Map





## Variance Request – Enlarged to show details

### VARIANCE INFORMATION

The purpose of this Variance is to allow:

variance from the 3 acre minimum lot size

Where it is found that extraordinary hardships or practical difficulties may result from strict compliance with the subdivision regulations and/or the purposes of the subdivision regulations may be served to a greater extent by an alternative proposal, the Baldwin County Planning and Zoning Commission may approve variances to these subdivision regulations so that substantial justice may be done and the public interest secured, provided that such variance shall not have the effect of nullifying the intent and purpose of these regulations. The variance, if approved, shall be noted on the Final Plat. A variance shall not be approved unless found to be appropriate under the factors below

The property is only 0.18 acres shy of the 3-acre minimum.

1. Please explain how the granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property.

The minimum lot size is what variance is being requested, granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property.

2. Please explain how the conditions upon which the request for a variance is based are unique to the property for which the variance is sought.

The property owner, Mrs. Ingram, applied for and was issued what she thought were the appropriate permits to meet the regulations of a RV Park from the Baldwin County Building Department. If the property did not meet the requirements and she were never issued the permits, the violation would have been avoided.

3. Please explain how, because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.

N/A

4. Please explain whether the variance will not in any manner vary the provisions of other adopted policies and regulations of the Baldwin County Commission.

The variance will not in any manner vary the provisions of other adopted policies and regulations of the Baldwin County Commission. The variance requested is only for the 3 acre minimum lot size.

5. Do you understand that inconvenience, financial concerns, or self-imposed conditions shall not be considered as a hardship for the purpose of granting the variance?

Yes

## Staff Comments and Recommendation

As previously mentioned, applicant has requested a variance from the minimum lot size area for 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 to non-compliance with the Subdivision Regulations.

Specific Conditions:

1. The applicant shall disconnect and remove all unauthorized utility connections (including water, sewer/septic, and electrical) serving RVs beyond the allowable limit under current regulations. No more than two (2) RVs may remain connected unless otherwise approved.
2. The property shall be inspected by Code Enforcement and/or Building Department staff to confirm removal of RV units and utility disconnection

### Recommended Conditions of Approval (Should the Variance Be Granted)

If is the wish of the Planning Commission to approve the Subdivision Variance, staff requests that the following conditions be applied:

1. A complete Planned Unit Development (PUD) application, including a Hydrologic and Hydraulic(H&H)Analysis, must be submitted for review. The PUD must address floodplain and floodway mitigation measures.

