



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. Z25-25

Cooper Property

Rezone RA, Rural Agriculture District to RSF-2, Residential Single Family District

June 24, 2025

Subject Property Information

Planning District: 12
General Location: North of County Road 64 and east of County Rd 71 N
Physical Address: NA
Parcel Numbers: 05-41-02-09-0-000-009.000, 05-41-03-08-0-000-024.000 & 024.007
Existing Zoning: RA, Rural Agriculture District
Proposed Zoning: RSF-2, Residential Single Family District
Existing Land Use: Vacant
Proposed Land Use: Residential
Acreage: 111 ± acres
Applicant: Dewberry Engineers, Inc.
25353 Friendship Rd
Daphne, AL 36526
Owner: Cooper. Carol Evans as Trustee and/or Successor of Trustee
25262 Raynagua Blvd
Loxley, AL 36551
Lead Staff: Celena Boykin, Senior Planner
Attachments: *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Residential	RA, Rural Agriculture District
South	Agriculture & Residential	RA, Rural Agriculture District
East	Residential	RA, Rural Agriculture District
West	Vacant	RA, Rural Agriculture District

Summary

The subject property encompasses approximately 111 acres (3 parcels) and is currently zoned as RA, Rural Agriculture District. A request has been made to change the designation to RSF-2, Residential Single Family District, to facilitate future residential use.

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. Low-density residential development that maintains the rural character of the district is permitted in accordance with the permitted uses and area and dimensional requirements of this section.

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 Permit Exemptions for Agricultural Uses and Agriculture Buildings. Agricultural uses and Agriculture Buildings, as defined in this ordinance, within the RA zoning district, shall be exempt from the Zoning Site Plan and Zoning Land Disturbance permitting requirements of this ordinance.

~~3.2.3~~ 3.2.4 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

3.2.43.2.5 *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*).

3.2.53.2.6 *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	35-Feet
Minimum Rear Yard	40-Feet
Minimum Side Yards	40-Feet
Minimum Lot Area	3 Acres
Minimum Lot Width at Building Line	210-Feet
Minimum Lot Width at Street Line	210-Feet

3.2.63.2.7 *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 4.3 RSF-2, Single Family District

4.3.1 *Generally.* This zoning district is provided to afford the opportunity for the choice of a moderate density residential environment consisting of single family homes.

4.3.2 *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-2 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-2 zoned parcel where no primary dwelling currently exists.

4.3.2 *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*).

4.3.3 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

4.3.4 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.

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	15,000 Square Feet
Minimum Lot Width at Building Line	80-Feet
Minimum Lot Width at Street Line	40-Feet
Maximum Ground Coverage Ratio	.35

Agency Comments

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

ADEM, Autumn Nitz: Staff reached out but received no comments.

Subdivisions, Fabia Waters: Applicant shall submit a preliminary plat application to County planning and zoning staff for an administrative review and approval prior to presenting the proposed subdivision to the City of Loxley's Planning Commission.

Civil Engineer, Tyler Austin: No current development proposed. Any future development/site improvements will require review for drainage and construction plans. Any new access or improvements to any existing access will require CTP from Baldwin County Planning & Zoning.

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 12, which adopted a zoning map in November 2006. Since that time, there have been few changes in local conditions, with only select land use modifications in the surrounding area, including a few rezonings from agricultural to commercial along the Baldwin Beach Express. The area between State Highway 59 and the Baldwin Beach Express within Planning District 12 has experienced minimal or no development since the zoning map's adoption in 2006. The predominant development pattern in this vicinity is primarily agricultural and rural, complemented by estate-sized residential parcels. The nearest

subdivision with established infrastructure is approximately one mile north of the subject property and is zoned RSF-3. This subdivision, Blackwater Lakes, was established prior to the designation of Planning District 12. The Future Land Use Map (FLUM) designates this area as having Moderate Development Potential, which corresponds with RSF-2 zoning. The proposed RSF-2 zoning aims to facilitate a moderately dense residential environment characterized by single-family homes.

Staff Comments and Recommendation

As previously noted, the subject property encompasses approximately 111 acres (3 parcels) and is currently zoned as RA, Rural Agriculture District. A request has been made to change the designation to RSF-2, Residential Single Family District, to facilitate future residential use. Staff has thoroughly assessed all pertinent factors related to this application and feels this request is premature at this time and recommends denial of the rezoning request.

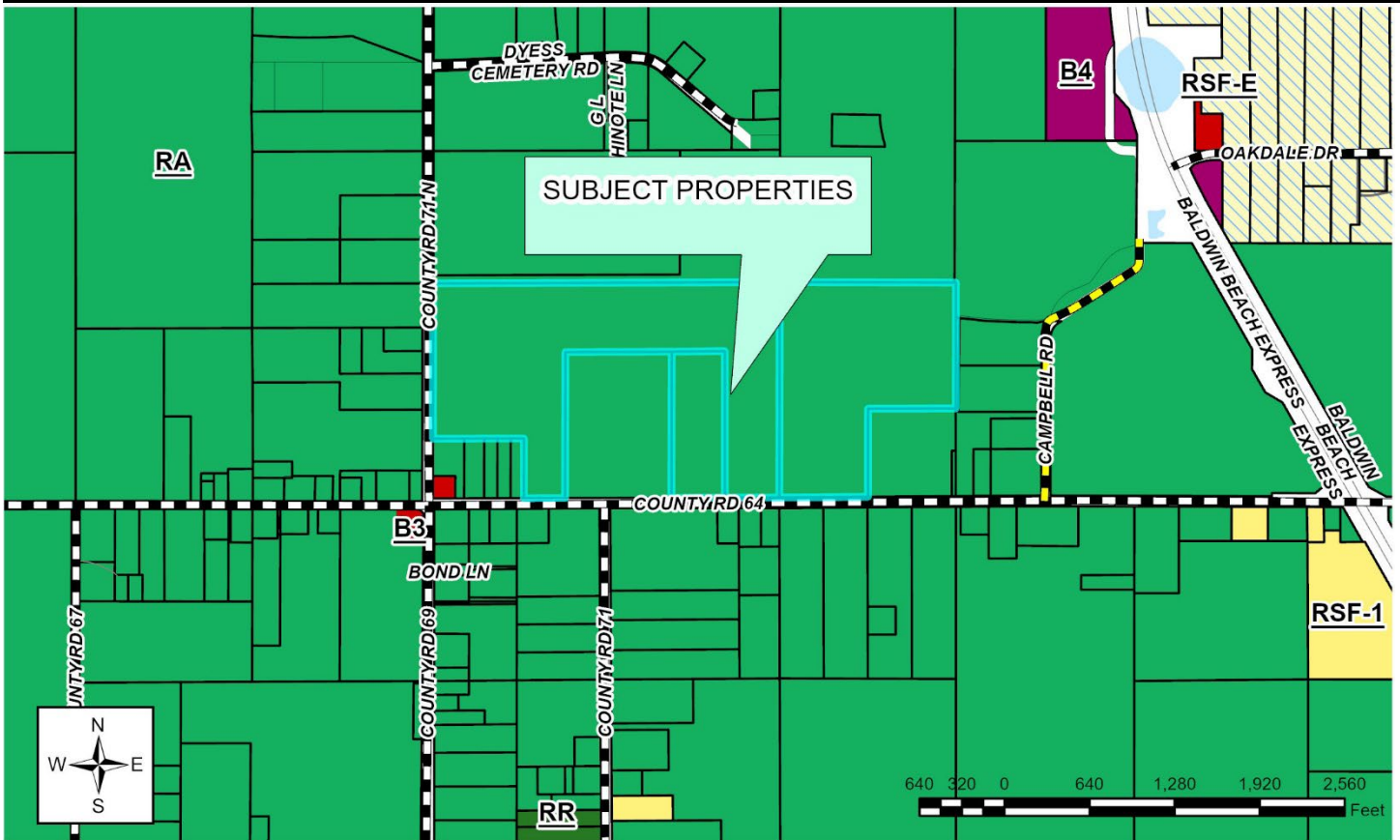
Unless information to the contrary is revealed at the public hearing, staff feels this rezoning application should be recommended for **Denial**.

Property Images





Locator Map



Site Map

