



# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

**Case No. Z25-28**

**Dyas Property**

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

**June 24, 2025**

### Subject Property Information

**Planning District:** 15  
**General Location:** South of Larry Street Rd and West of Rigsby Rd.  
**Physical Address:** NA  
**Parcel Numbers:** 05-43-06-14-0-000-001.001  
**Existing Zoning:** RA, Rural Agriculture District  
**Proposed Zoning:** RSF-2, Residential Single Family District  
**Existing Land Use:** Vacant  
**Proposed Land Use:** Residential  
**Acreage:** 39 ± acres  
**Applicant:** Acre Development  
50 N Florida St Suite 200  
Mobile, AL 36607  
**Owner:** Charles Dyas Jr  
P.O. Box 650  
Montrose, AL 36559  
**Lead Staff:** Celena Boykin, Senior Planner  
**Attachments:** *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Residential	Unzoned, PD 7
South	Residential	RSF-2, Residential Single Family District
East	Residential	RA, Rural Agriculture District
West	Residential	RSF-2, Residential Single Family District

### Summary

The subject property comprises approximately 39 acres and is presently zoned as RA, Rural Agriculture District. A request has been submitted to rezone the property to RSF-2, Residential Single Family District, to support potential future residential development.

## 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.*

~~3.2.33.2.4~~ **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
<del>Minimum Lot Width at Street Line</del>	<del>210-Feet</del>

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

## 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
<del>Minimum Lot Width at Street Line</del>	<del>40-Feet</del>
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.

**City of Daphne:** 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 will require review for drainage and construction plans. No existing access currently present. Any future access along CR 54 West and/or Larry Street Road 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 15, which adopted its zoning map in November 2006. Since that time, local conditions have undergone significant changes, including numerous rezonings to commercial and mid- to high-density residential designations. These changes have largely been driven by the development of the urban mixed-use center around the intersection of State Highway 181 and County Road 64.

The prevailing development pattern in this area currently consists primarily of commercial and medium- to high-density residential projects. The Future Land Use Map (FLUM) designates this area as having Moderate Development Potential and Mid-Density Development, consistent with RSF-2 zoning. The proposed RSF-2 zoning aims to facilitate a moderately dense residential environment primarily composed of single-family homes.

#### Staff Comments and Recommendation

As previously noted, the subject property comprises approximately 39 acres and is presently zoned as RA, Rural Agriculture District. A request has been submitted to rezone the property to RSF-2, Residential Single Family District, to support potential future residential development. Staff has thoroughly assessed all pertinent factors related to this application and recommends approval of the rezoning request.

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

## Property Images





Adjoining Property  
to The South  
PIN: 398652



May 22, 2025 2:53:09 PM  
30°36'51.01654"N 87°50'8.37114"W  
18° N

Baldwin County Code Enforcement



Property to The  
East  
PIN: 620356

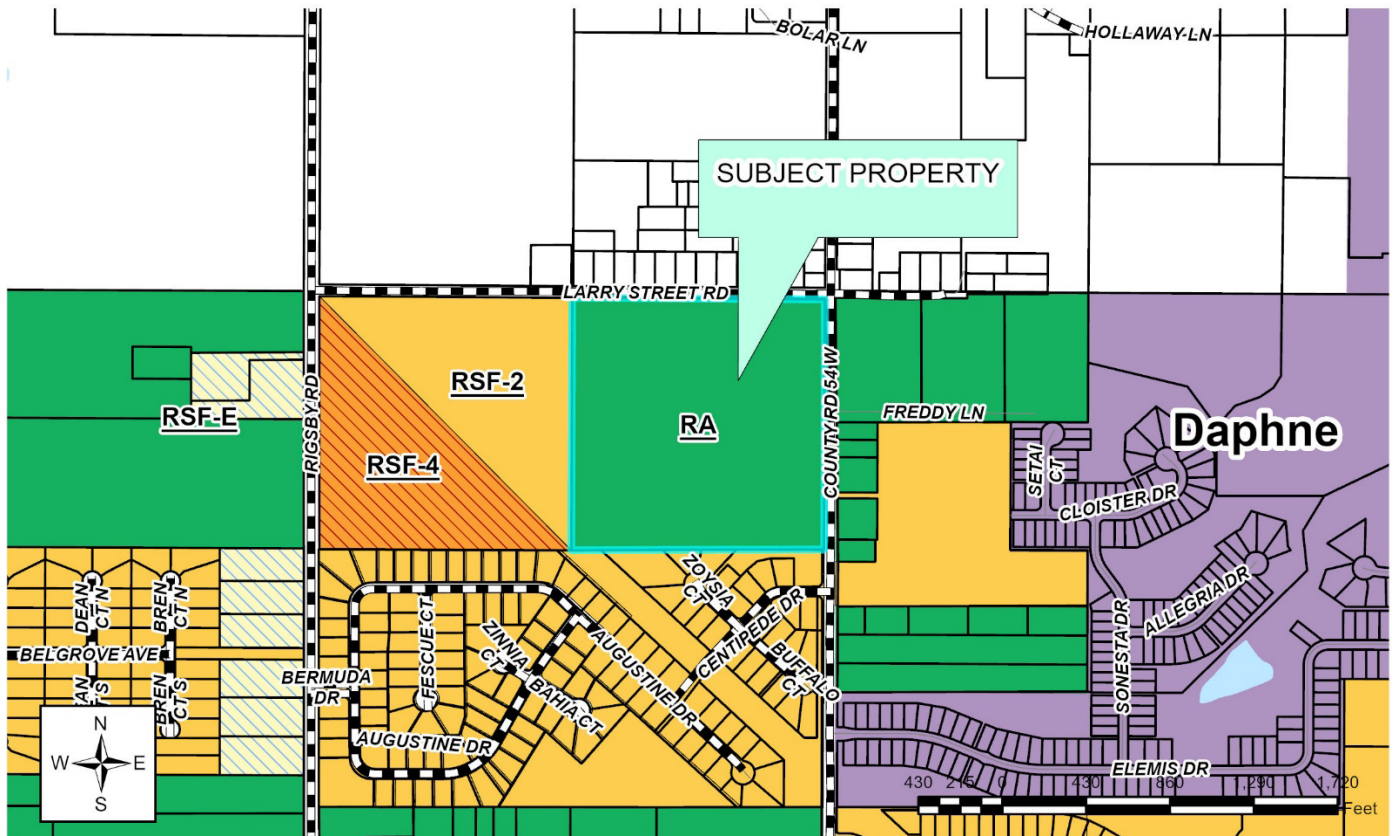


May 22, 2025 2:51:14 PM  
30°37'2.9901"N 87°50'7.01855"W  
117° SE

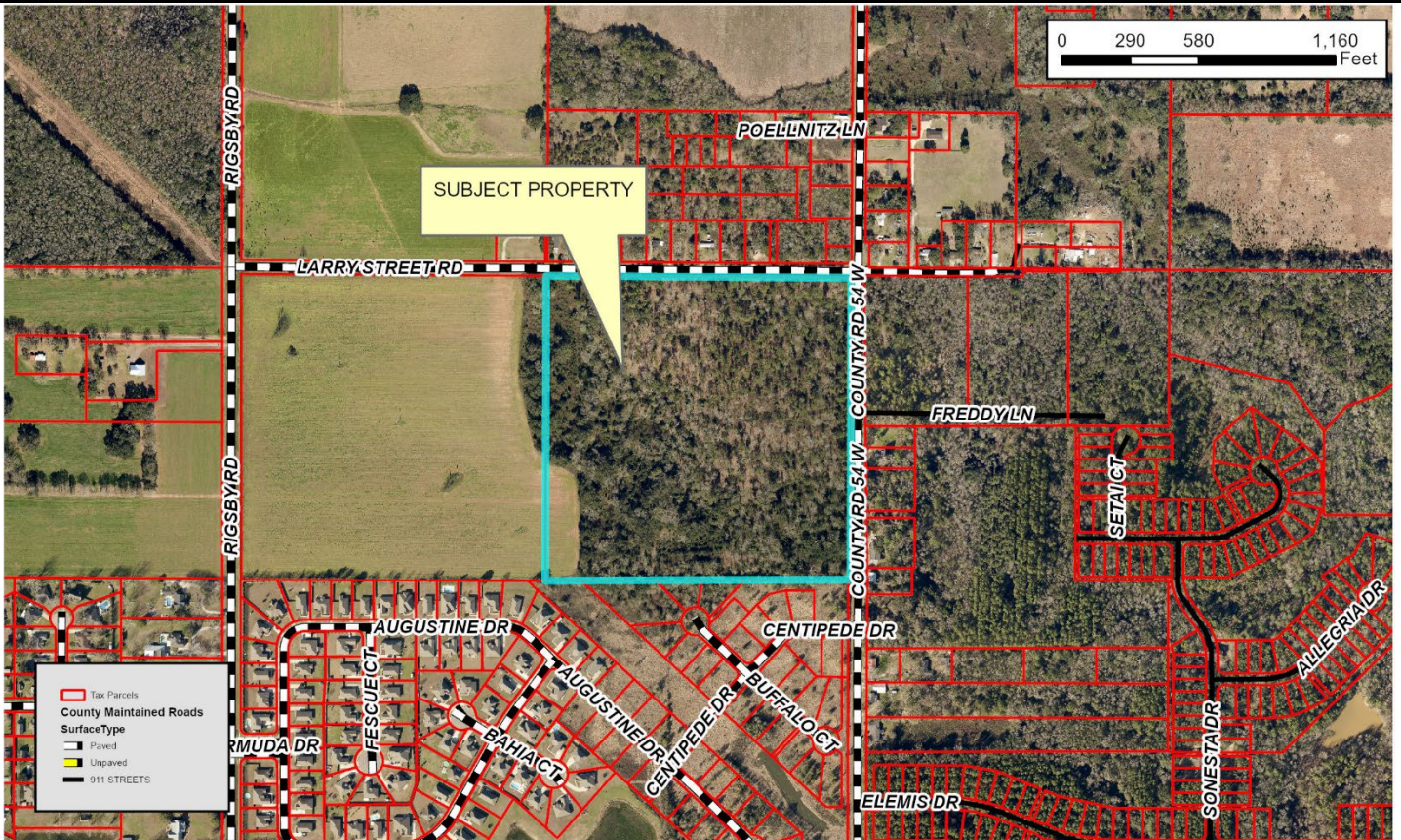
Baldwin County Code Enforcement

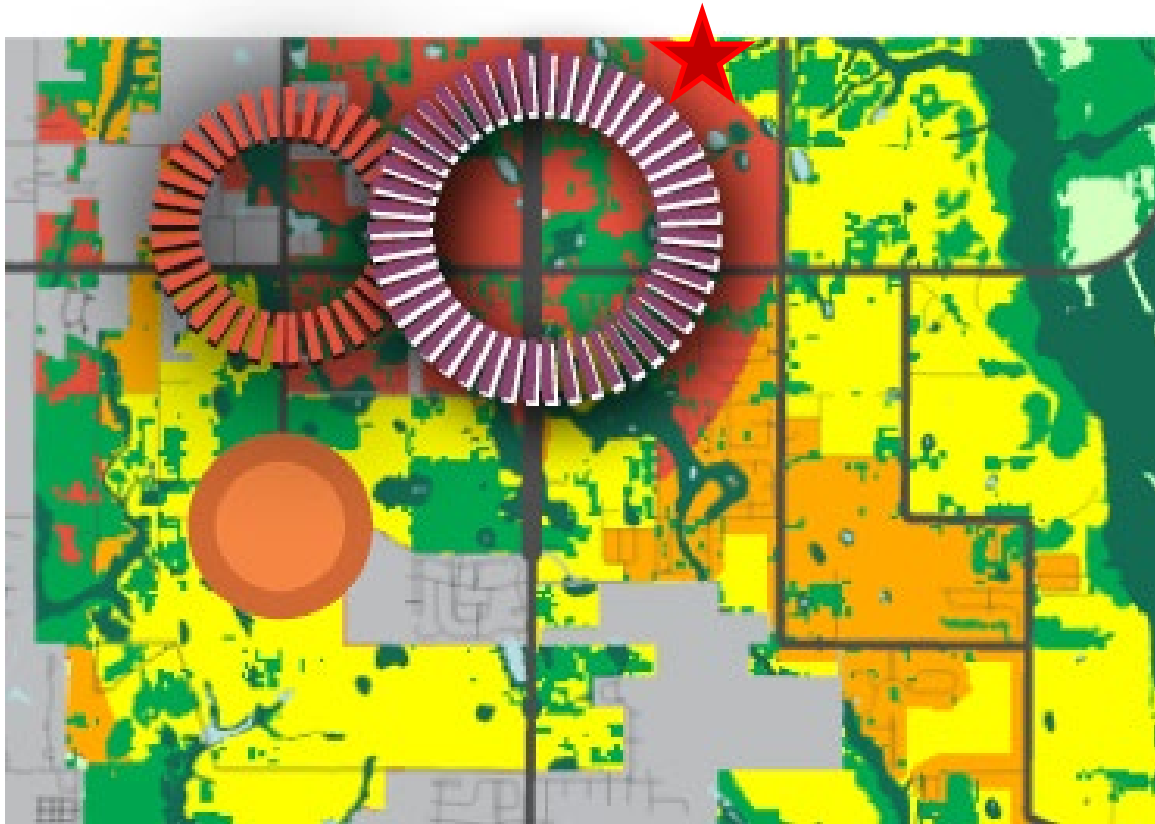


### Locator Map



# Site Map



**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