



Baldwin County Planning & Zoning Department

Baldwin County County Commission Staff Report

Case No. Z25-34

Sweetwater Investments, LLC Property

Rezone from RSF-1, Residential Single Family District to RSF-3, Residential Single Family District

August 19, 2025

Subject Property Information

Planning District: 39
General Location: East of State Highway 181 and south of County Road 32 in the Fairhope community
Physical Address: 16528 State Highway 181, Fairhope, AL 36532
Parcel Number: 05-56-01-02-0-001-011.020
Existing Zoning: RSF-1, Residential Single Family District
Proposed Zoning: RSF-3, Residential Single Family District
Existing Land Use: Vacant
Proposed Land Use: Residential
Acreage: 29 ± acres
Applicant: Dewberry Engineers, Inc.
25353 Friendship Road
Daphne, AL 36526
Owner: Sweetwater Investments, LLC
20040 State Highway 181
Fairhope, AL 36532
Lead Staff: Cory Rhodes, Planner
Attachments: *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Residential	RSF-2, Residential Single Family
South	Residential	BCZ, Base Community Zoning
East	Residential	RA, Rural Agricultural
West	Residential	RSF-2, Residential Single Family

Summary

The subject property encompasses approximately 29 acres and is currently zoned as RSF-1, Residential Single Family District. A request has been made to change the designation to RSF-3, Residential Single Family District, to facilitate residential use.

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 3.2.6 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 18.5: 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
Maximum Ground Coverage Ratio	.35

Proposed Zoning Requirements

Section 4.4 RSF-3, Single Family District

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

4.4.2 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.

4.4.3 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*).

4.4.4 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

4.4.5 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
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	10,000 Square Feet
Minimum Lot Width at Building Line	70-Feet
Maximum Ground Coverage Ratio	.35

Agency Comments

USACE, James Buckelew: Staff reached out 7/15/2025 but received no comments.

ADEM, Scott Brown: Staff reached out 7/15/2025 but received no comments.

ALDOT, Jason Shaw & Chase Chitwood: Staff reached out 7/15/2025 but received no comments.

Natural Resource Planner, Ashley Campbell: Site was inspected and photos taken. The parcel is located down a dirt road in a very rural area. The parcel is west of the Green Branch which handles a lot of storm water. I have received storm water complaints from neighbors.

Subdivisions, Fabia Waters: A Sketch Plan application is required for review as a prerequisite to submitting a Preliminary Plat application for the proposed subdivision, following rezoning approval.

Civil Engineer, Tyler Austin: No development proposed at this time. Any future development will require construction plan and drainage review. Any proposed future access or improvements to existing access along AL Highway 181 will require approved permit from ALDOT.

Staff Analysis and Findings

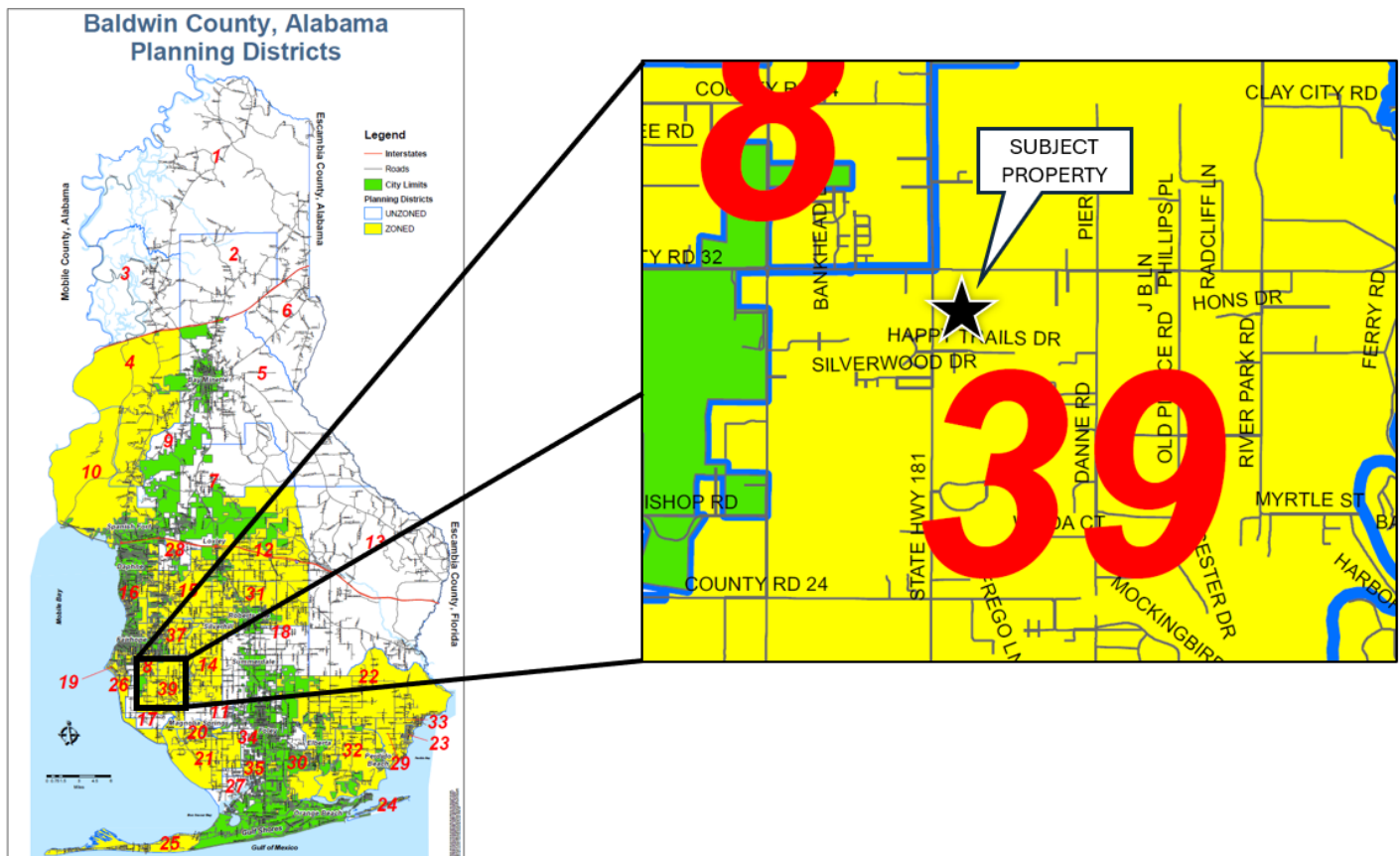
The criteria for reviewing zoning amendments are outlined in Section 19.6 of the Baldwin County Zoning Ordinance. Staff carefully considered all of these factors during the evaluation of the application.

The 29-acre subject property is located in Planning District 39 and currently zoned as RSF-1, Residential Single Family District. A request has been submitted for the designation of RSF-3, Residential Single Family District, for future residential use. The development pattern in the area is primarily residential, with a commercial node less than one mile from the property. The Future Land Use Map (FLUM) identifies this area as primarily Rural Development Potential, however, developed RSF-3 parcels are found less than ½ mile from the subject property. The activity node located at the intersection of State Highway 181 and County Road 32 permits RSF-3 zoning within ½ mile of the intersection per the local provisions.

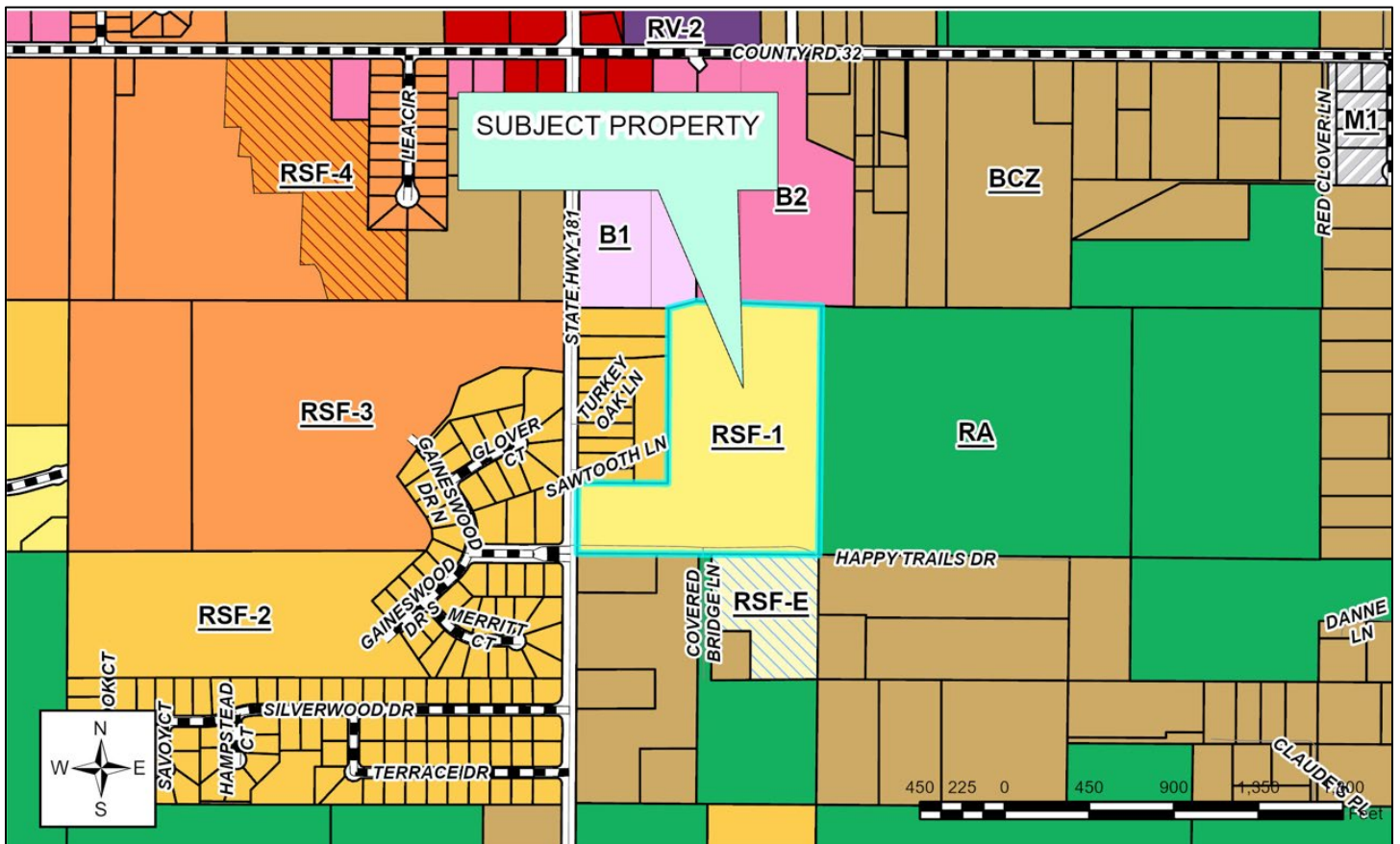
Staff Comments and Recommendation

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

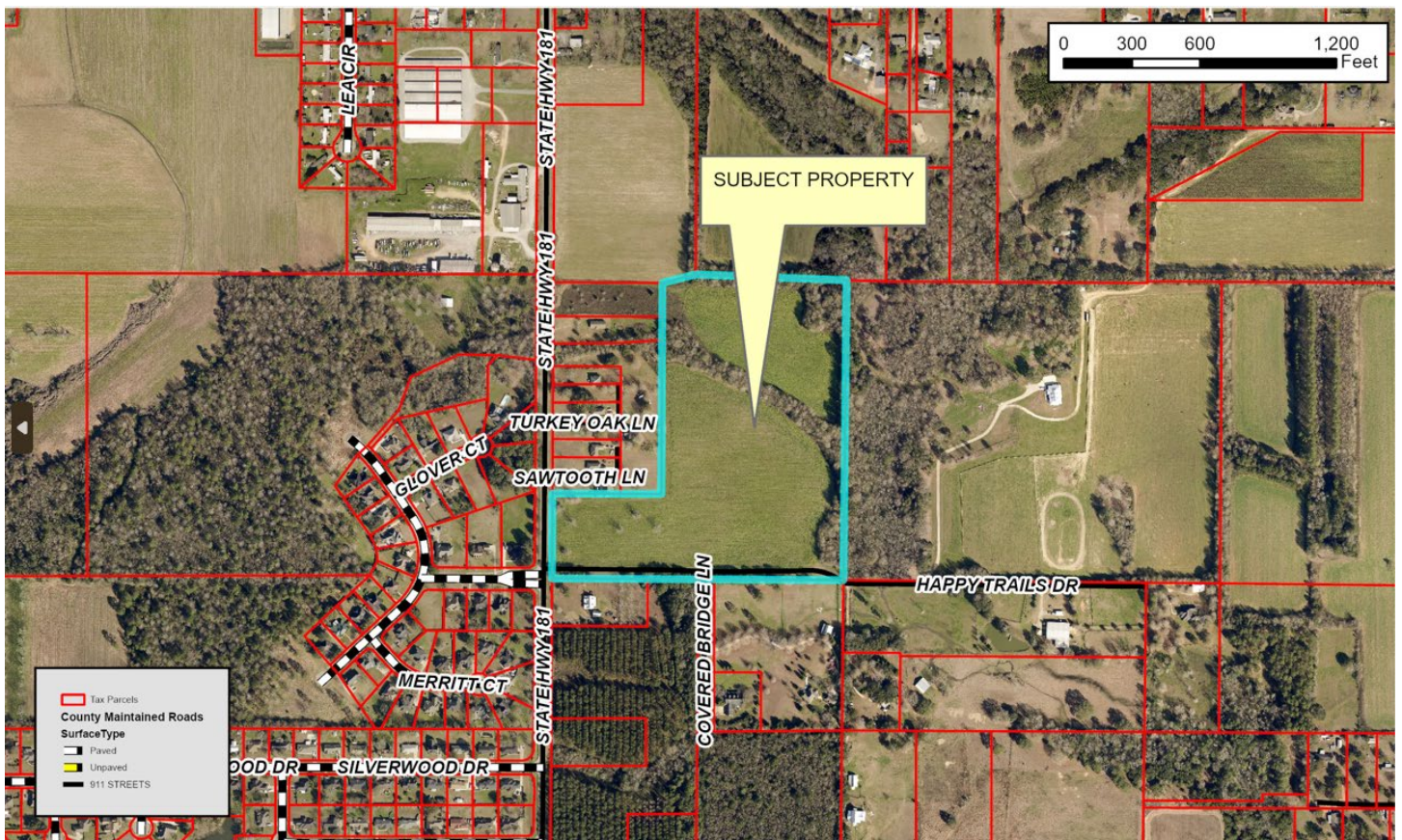
County Map



Locator Map



Site Map



Property Images





Property to
The South
PIN: 51799



Jul 22, 2025 2:45:18 PM

30°27'54.50875"N 87°51'10.22609"W

108° E

Baldwin County Code Enforcement



Adjoining Property
to The East
PIN: 77746



Jul 22, 2025 2:47:20 PM

30°27'54.39722"N 87°50'49.33014"W

34° NE

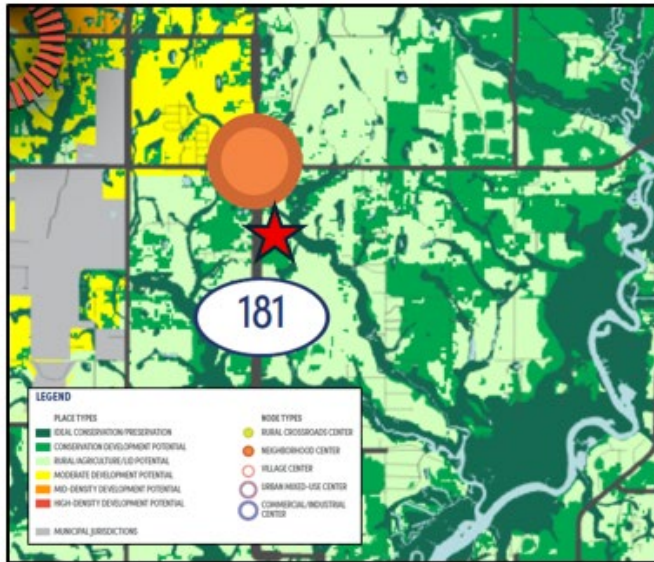
Baldwin County Code Enforcement



Property to The
West
PIN: 118102



Jul 22, 2025 2:44:30 PM
30°27'54.92574"N 87°51'8.70642"W
19° N
Baldwin County Code Enforcement



Intersection:	RSF-3 Permitted within:
CR 13 & CR 32	0.50 miles
SR 181 & CR 32	0.50 miles
US 98 & Greeno Rd	Not permitted
US 98 & Hwy 181	Not permitted

Ideal Conservation or Preservation Areas would include land that is undeveloped, or minimally developed, and protected by local, state, and federal agencies or by public, private, and nonprofit organizations. This could include areas conserved for the protection of critical habitat, clean water, open space, or cultural heritage.

PRIMARY LAND USES

- 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 corridors

RELATED ZONING DISTRICTS

- Environmental Conservation

CONNECTIVITY NETWORK

- Greenways and trails

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

Rural Development Potential Areas include large lots, open space views, and a large buffer distance between buildings. Residential homes may be on large tracts and could include estate homes and working farmland. The development pattern may also include conservation-based subdivisions to 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. Lands within these areas should be developed with additional Low Impact Development (LID) standards and buffers to limit the impact to adjacent critical environments. At key rural crossroads, rural centers or nodes could allow for a combination of retail and service uses to meet the needs of the community.

PRIMARY LAND USES

- Single-family detached homes
- Hobby farms
- Agri-hoods
- Cultivated farmland, timber/managed forest, pastureland
- Clustered manufactured housing communities
- Rural crossroads center/node

RELATED ZONING DISTRICTS

- RR Rural District
- RA Rural Agricultural District
- RSF-E Residential Single Family Estate

CONNECTIVITY NETWORK

- Rural streets with sidewalks, paved shoulders, bike lanes, and/or side paths based on local character and context
- Rural greenways and trails along environmental buffers