



Baldwin County Planning & Zoning Department

Baldwin County County Commission Staff Report

Case No. Z25-37

Corcoran Property

Rezone from RSF-E, Residential Single Family Estate District to RA, Rural Agricultural District

August 19, 2025

Subject Property Information

Planning District: 15
General Location: South of County Road 64 and east of County Road 54 W in the Belforest community
Physical Address: 25911 County Road 54 W, Daphne, AL 36526
Parcel Number: 05-43-06-24-0-000-002.002 and 05-43-06-24-0-000-002.000
Existing Zoning: RSF-E, Residential Single Family Estate District
Proposed Zoning: RA, Rural Agricultural District
Existing Land Use: Agricultural
Proposed Land Use: Commercial
Acreage: 13.5 ± acres
Applicant: Daphne VIP Storage – Frank McGinley
PO Box 965
Daphne, AL 36526
Owner: Tiffany Corcoran
11233 Mockingbird Lane
Fairhope, AL 36532
Lead Staff: Cory Rhodes, Planner
Attachments: *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Agricultural	RSF-E, Residential Single Family Estate
South	Commercial	RSF-E, Residential Single Family Estate
East	Commercial	RA, Rural Agricultural
West	Commercial	B-4, Major Commercial

Summary

The subject properties encompass approximately 13.5 acres and are currently zoned as RSF-E, Residential Single Family Estate District. A request has been made to change the designation to RA, Rural Agricultural District, to facilitate commercial use.

Section 4.1 **RSF-E, Residential Single Family Estate District**

4.1.1 Generally. This zoning district is provided to afford the opportunity for the choice of a very low density residential environment consisting of single family homes on estate size lots.

4.1.2 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) Agricultural uses.
- (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.

4.1.3 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 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*).

4.1.4 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

4.1.5 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
Maximum Height in Habitable Stories	2 ½
Minimum Front Yard	40-Feet
Minimum Rear Yard	40-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	80,000 Square Feet
Minimum Lot Width at Building Line	165-Feet
Maximum Ground Coverage Ratio	.35

4.1.6 Area and dimensional modifications. Within the RSF-E 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

Proposed Zoning Requirements

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.

3.2.4 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

3.2.5 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*).

3.2.6 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 18.5: Variances*, and *Article 20: Nonconformities*, the area and dimensional ordinances set forth below shall be observed.

Minimum Front Yard	40-Feet
Minimum Rear Yard	40-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	3 Acres
Minimum Lot Width at Building Line	210-Feet

3.2.7 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

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.

Subdivisions, Fabia Waters: A Planned Unit Development (PUD) Site Plan is required when three or more units are proposed for lease or occupancy, 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 development may require Ossie Lane to be paved to Baldwin County standards.

Staff Analysis and Findings

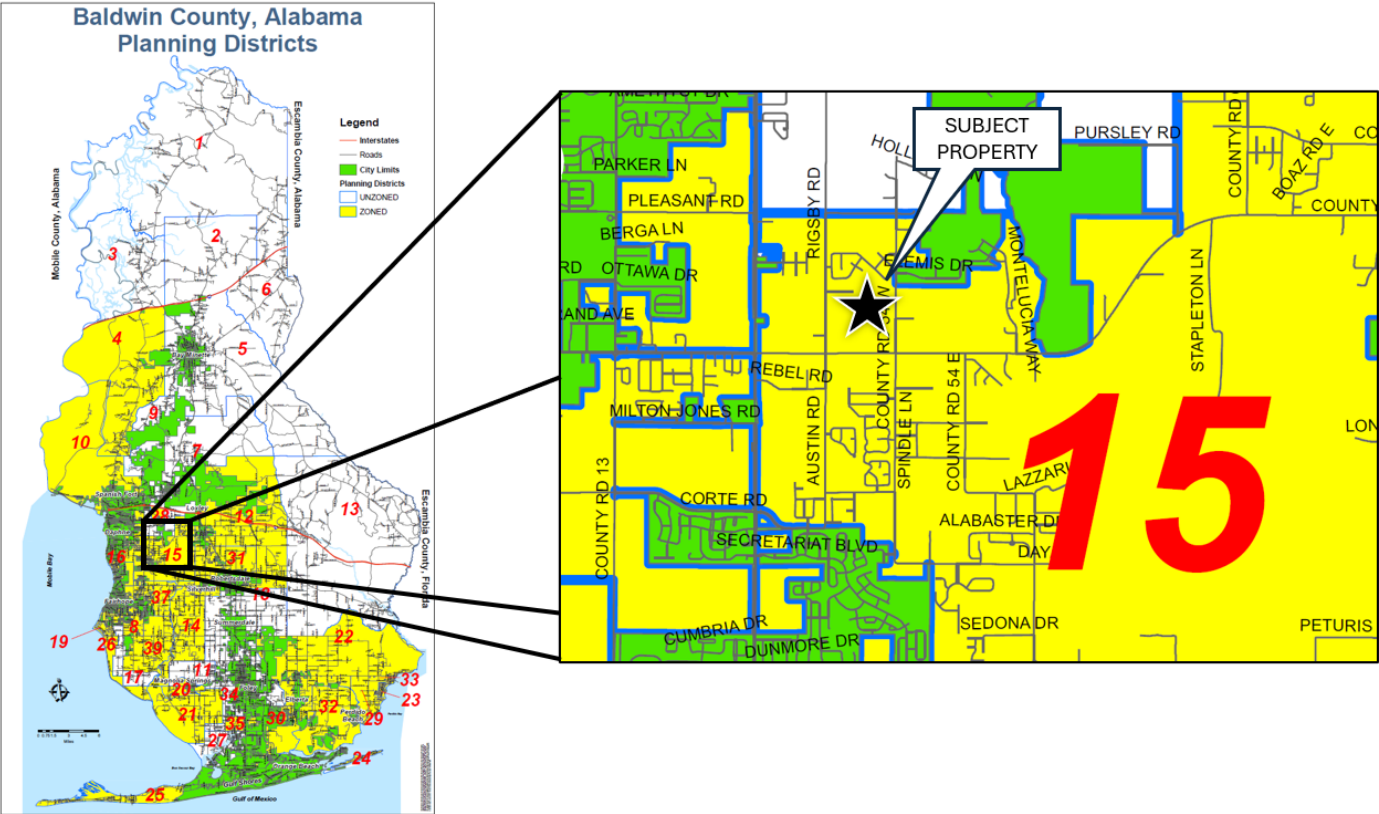
The criteria for reviewing zoning amendments are outlined in Section 19.6 of the Baldwin County Zoning Ordinance. Staff carefully considered all of these factors during the evaluation of the application.

The subject properties consist of approximately 13.5 acres and are currently zoned as RSF-E (Residential Single Family Estate). A rezoning request has been submitted to change the designation to RA (Rural Agricultural) to allow for expansion of adjacent storage facilities to the east. The surrounding area includes a mix of agricultural, residential, and commercial uses, with commercial development also located west of County Road 54 W. The Future Land Use Map (FLUM) designates the area as having Moderate Development Potential and supports local-serving businesses. Additionally, a Mixed-Use Center is located less than a mile away, encouraging integration of residential and commercial uses.

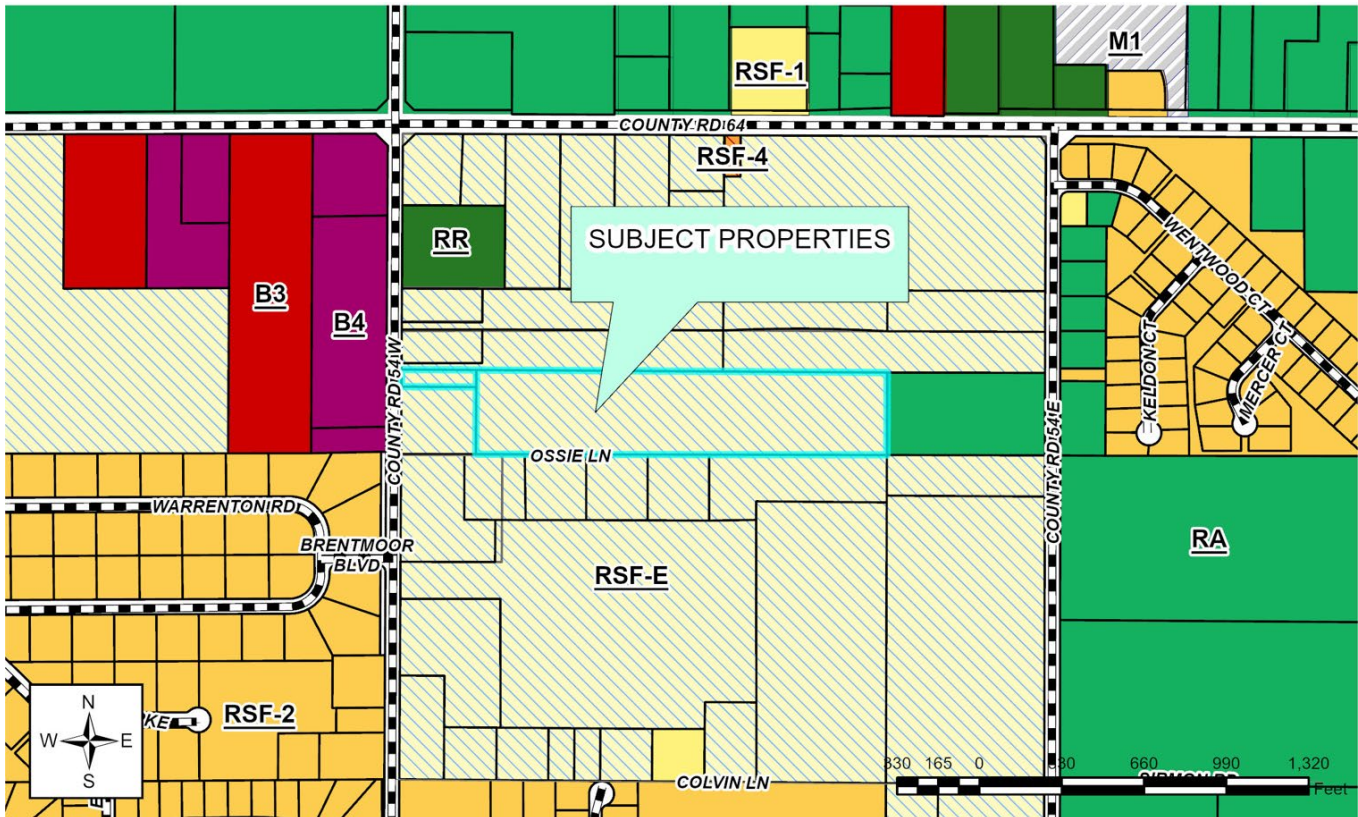
Staff Comments and Recommendation

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

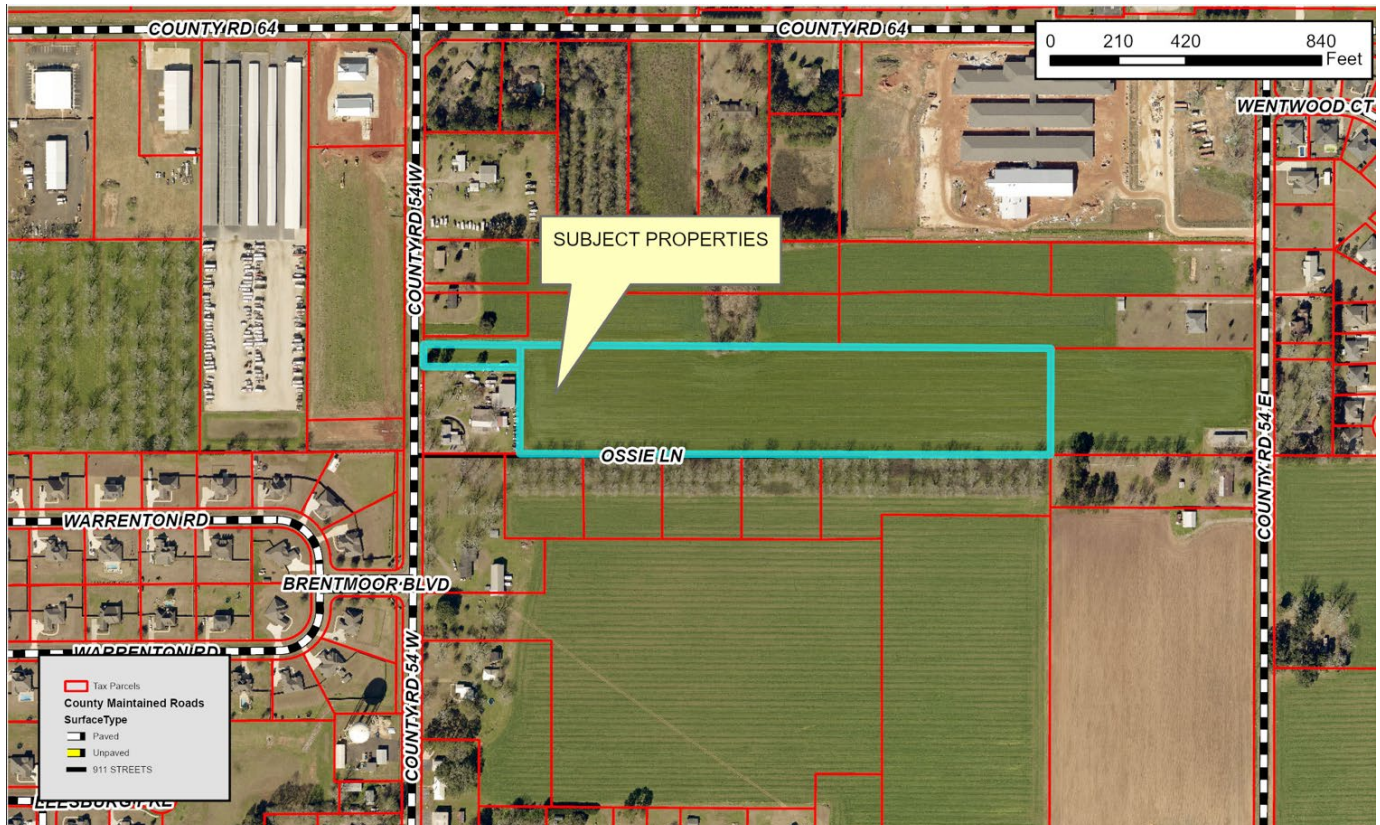
County Map



Locator Map



Site Map



Property Images





Property to The
West
PIN: 383189



Jul 23, 2025 2:13:49 PM
30°36'3.16246"N 87°50'6.5305"W
265° W
Baldwin County Code Enforcement



Adjoining Property
to The South
PIN: 111248

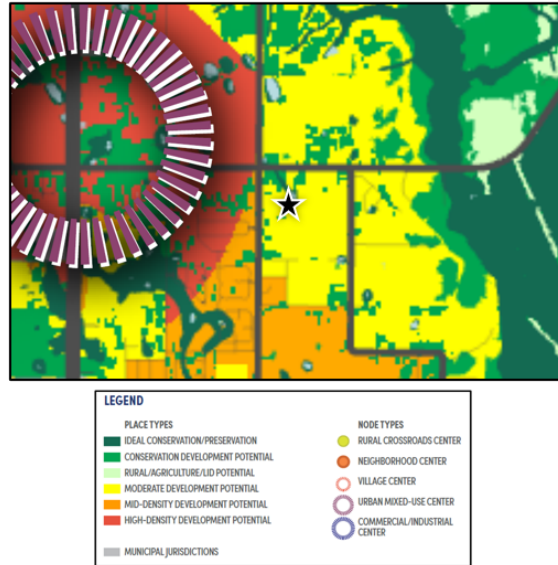


Jul 23, 2025 2:13:41 PM
30°36'3.19939"N 87°50'6.4689"W
132° SE
Baldwin County Code Enforcement

STAFF ANALYSIS

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 properties consist of approximately 13.5 acres and are currently zoned as RSF-E (Residential Single Family Estate). A rezoning request has been submitted to change the designation to RA (Rural Agricultural) to allow for expansion of adjacent storage facilities to the east. The surrounding area includes a mix of agricultural, residential, and commercial uses, with commercial development also located west of County Road 54 W. The Future Land Use Map (FLUM) designates the area as having Moderate Development Potential and supports local-serving businesses. Additionally, a Mixed-Use Center is located less than a mile away, encouraging integration of residential and commercial uses.



Moderate Development Potential Areas are suitable for all of the land uses described in the previous place types but may also include a variety of home types from large and medium-lot single-family detached homes to single-family attached homes such as duplexes and townhomes. Subdivision patterns may be amenity-based communities with small gardens, parks and playgrounds within private lots or part of a community space. Neighborhood centers or nodes at key intersections would allow for a combination of retail, office, and service uses to meet the needs of the community.

PRIMARY LAND USES

- Single-family neighborhoods (suburban)
- Amenity-based communities
- Neighborhood center/node

RELATED ZONING DISTRICTS

- RSF-1 Single Family District
- RSF-2 Single Family District

CONNECTIVITY NETWORK

- Suburban street networks/limited use cul-de-sacs
- Open space, parks and amenities provided within neighborhoods
- Streets with sidewalks, bike lanes, and/or side paths based on local character and context
- Suburban greenways and trails