



# Baldwin County Planning & Zoning Commission Agenda

Thursday, December 1, 2011

6:00 p.m.

Baldwin County Central Annex

22251 Palmer Street

Robertsdale, Alabama

[www.planning.co.baldwin.al.us](http://www.planning.co.baldwin.al.us)

1. Call to order.
2. Roll call.
3. Approval of November 3, 2011 Meeting Transcripts.
4. Announcements/Registration to Address the Commission.
5. Consideration of Applications and Requests: **Subdivision Cases**
  - a) **Case No. S-11017, Chateau Silva RV Resort**

*Disclosure of Prior Outside Communication – Pursuant to Article VI, Section 15(b), Planning Commission By-Laws*

*Purpose:* This is a request submitted by Fleming 65 Development for a Planned Development Final Site Plan Approval for a 76 unit RV Resort.

*Location:* The subject property is located on the south side of U.S. Highway 98 just west of Foley.

**b) Case No. S-11018, Guy's Chapel Subdivision**

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section 15(b), Planning Commission By-Laws

*Purpose:* This is a request submitted by Smith Kolb and Associates for a Minor Plat Approval for a 2 lot subdivision.

*Location:* The subject property is located on the north side of County Road 47 and east of Paul Road in the Rabun community.

**6. Consideration of Applications and Requests: Zoning Cases**

There are no zoning cases to be considered.

**7. Public Comments**

**8. Old Business**

**9. New Business:**

*Presentation of the Community Rating System (CRS) Program*

**10. Reports and Announcements:** Next Regular Meeting: **January 5, 2012.**

a.) Staff Reports

b.) Legal Counsel Report

**12. Adjournment**

**Baldwin County Planning & Zoning Commission**  
**Agenda Item 5(a)**  
**Case No. S-11017 Chateau Silva RV Resort**  
**Planned Development Final Site Plan Approval**  
**Staff Report for Planning Commission Public Hearing**  
**December 1, 2011**

This report is prepared by the Baldwin County Highway Department, Permit Division Staff to provide information to the Planning Commission to assist in making decisions on this application.

**I. PUBLIC HEARINGS:**

**Planning Commission:** December 1, 2011 PD Final Site Plan Approval-Pending

**Attachments:** Location Map  
Site Map  
11"x17" exhibits (2)

**II. IDENTIFICATION AND LOCATIONAL INFORMATION:**

**Planning District:** District 27 – Un-Zoned

**Location of Property:** The subject property is located south of U.S. Highway 98 and ¼ mile east of County Road 65 in the Foley area.

**Parcel No:** 05-54-09-30-0-000-015.000 to 05-54-09-30-0-000-015.046

**Report Prepared By:** Steven Pumphrey, Permit/Subdivision Manager

**III. SUBDIVISION PROPOSAL:**

**Proposed Number of Sites:** 76 (RV Sites)

**Acreage:** 14.25 acres

**Smallest Lot Size:** No lots, rented sites

**Proposed Use:** Recreational Vehicle Park

**Owner:** Fleming 65 Development  
1407 Jackson Avenue, Suite 1  
Pascagoula, MS 39567

**Engineer/Surveyor:** Krebs Architects & Engineering  
24693 Canal Road, Suite A  
Orange Beach, AL 36561

**Request:** This Planned Development Final Site Plan application for Chateau Silva RV Resort is submitted by Fleming 65 Development as owner.

#### **IV. PUBLIC UTILITIES AND SITE CONSIDERATIONS**

**Public Utilities Services:** Water - Riviera Utilities  
Sewer - Baldwin County Sewer Service  
Electricity- Riviera Utilities  
Telephone- CenturyLink

The utilities are in place due to the construction of a previously approved 46 lot single family recorded subdivision known as Chateau Silva. The utility companies have been notified and have responded that the infrastructure in place is able to serve the proposed development. Riviera Utilities has requested that the developer coordinate with them to flush and test the existing lines due to the amount of time that the system has been in place and not used.

**Transportation Issues:** Access to the RV park is from U.S. Highway 98 and the developer will be required to coordinate with ALDOT on the revised use (single family to RV's) to determine if any revisions to the entrance are required.

**Drainage:** The existing drainage system previously approved and constructed for the single family development is proposed to serve the RV park. The developer's engineer will be required to provide a drainage study documenting that the existing system is adequate to serve the proposed use or submit plans and recommendations on any necessary up grades.

#### **V. STAFF COMMENTS:**

Items for consideration:

- Chateau Silva Subdivision was approved by the City of Foley Planning Commission and the County Engineer's staff and the plat recorded on February 13, 2008. No single family homes were constructed. The developer/applicant is requesting to leave the platted subdivision in place and make revisions to the site to accommodate an RV park. No sites will be sold. The City of Foley does not regulate RV parks outside their corporate limits and the proposed use is regulated through the County's Planned Development regulations.

- Within the Planned Development process, there are several items that must be considered:
  1. This is a “Small Scale Planned Development” at 14.25 acres. The open space requirement of 20% is in place with 50% of the required open space being passive or active recreational area.
  2. There are 46 lots in the recorded subdivision of Chateau Silva. The RV Resort proposes 76 units, for rent, which is a density of 5.33 units per acre.
  3. No waivers have been requested from required setbacks. The plans indicate there will be a 30’ setback around the perimeter of the development
  4. The existing pavement, gutters and sidewalks were designed and constructed in accordance with County regulations. In fact, the roadway has been accepted by the County for maintenance.

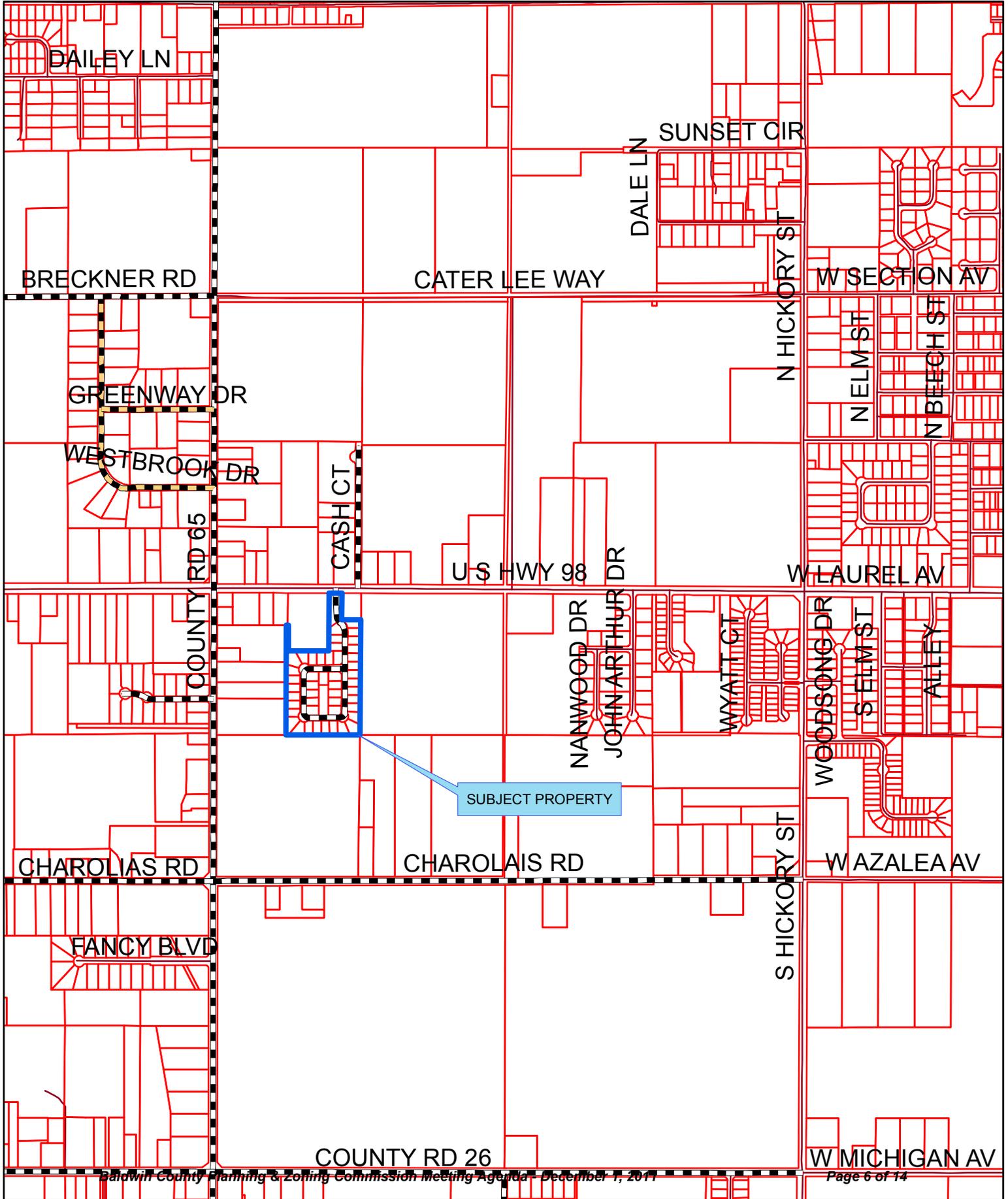
**VI. RECOMMENDATIONS:**

Staff recommends that Case No. S-11017, Chateau Silva RV Resort Planned Development Final Site Plan be **APPROVED** with the following conditions:

1. ALDOT Permit for any improvements to the existing entrance at U.S. Highway 98 or a letter from ALDOT that no improvements are required.
2. Drainage calculations verifying impacts or no impacts to the existing stormwater system, signed and sealed by a licensed engineer.
3. Construction plans for all proposed improvements, signed and sealed by a licensed engineer must be submitted and approved by the County Engineer’s staff prior to application for a building permit.
4. No development may proceed until all required local, state, and federal permits have been received and submitted to the County Engineer.
5. No construction of improvements shall commence until a Subdivision Permit has been issued.
6. Developer shall coordinate with Riviera Utilities on the flushing and testing of the existing water lines.

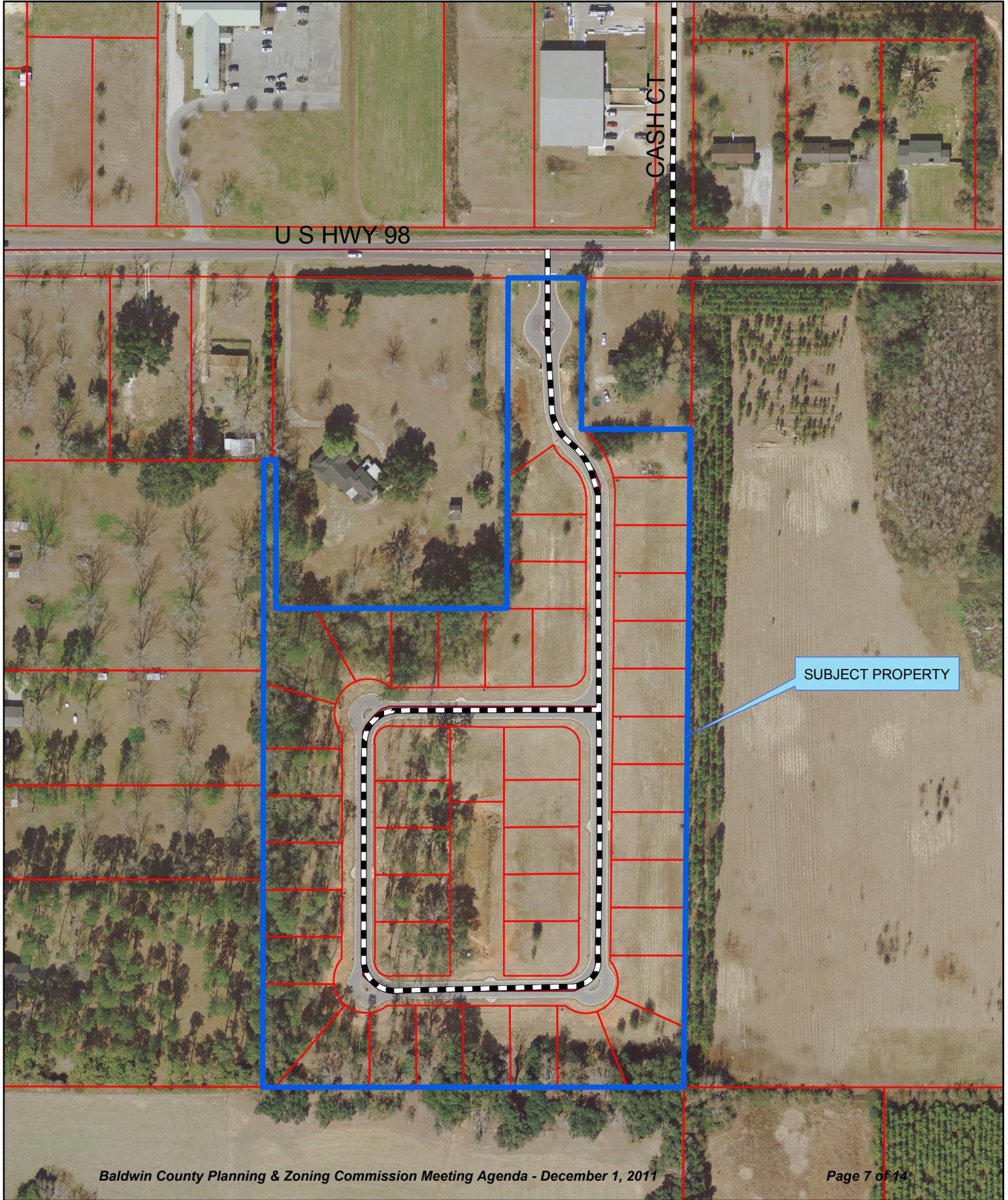


# S-11017 CHATEAU SILVA RV RESORT PLANNED DEVELOPMENT FINAL SITE PLAN LOCATOR MAP

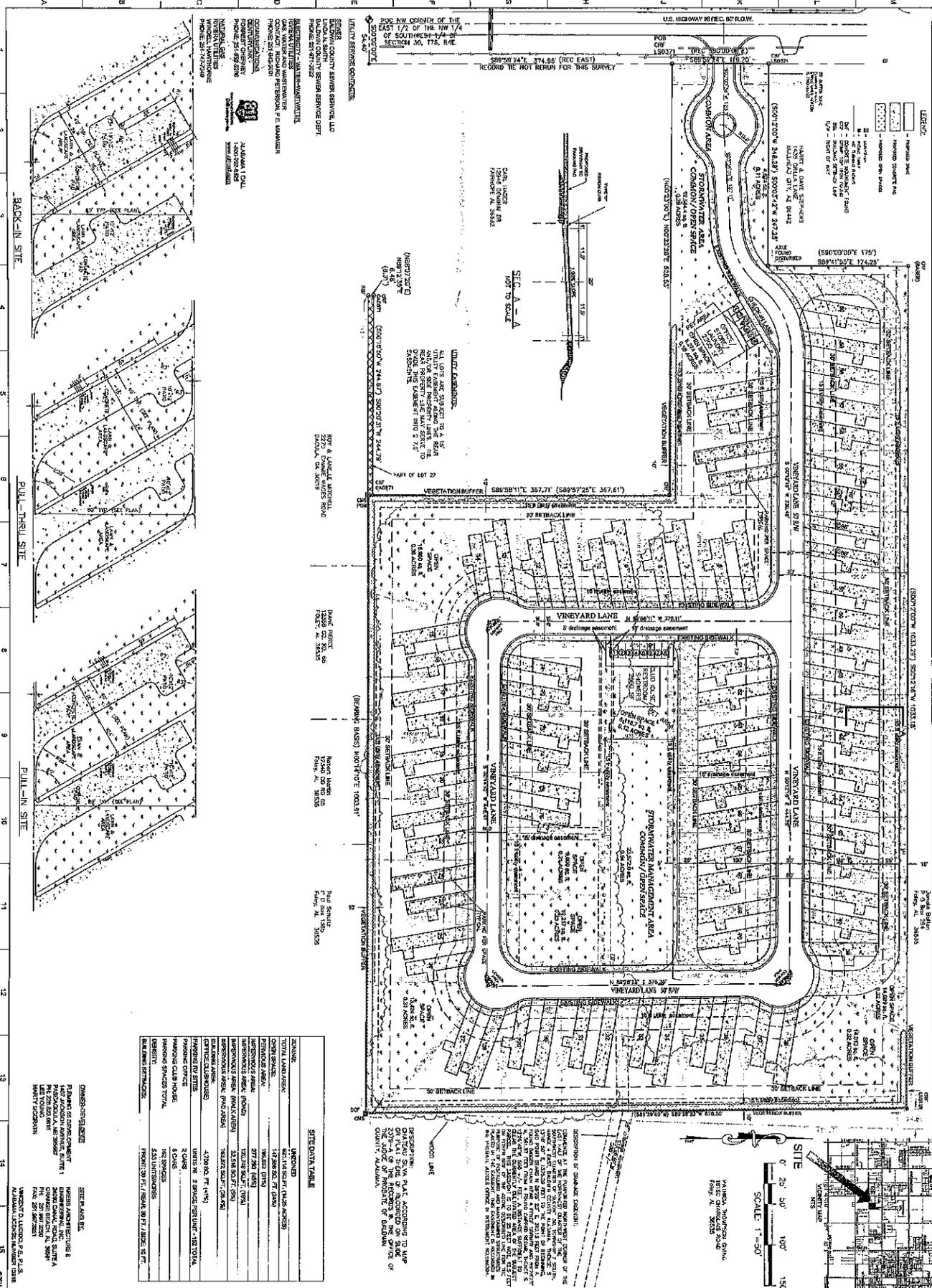




# S-11017 CHATEAU SILVA RV RESORT PLANNED DEVELOPMENT FINAL SITE PLAN SITE MAP







**CHATEAU SILVA RV RESORT**

**PLANNING & ZONING COMMISSION MEETING AGENDA, DECEMBER 1, 2011**

**SECTION 30, TOWNSHIP 7 SOUTH, RANGE 4 EAST**

**CHATEAU SILVA RV RESORT**

**PLANNED DEVELOPMENT**

**SITE PLAN**

**SECTION 30, TOWNSHIP 7 SOUTH, RANGE 4 EAST**

**DATE: 11/17/2011**

**C1.00**

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**DATE: 11/17/2011**

**C1.00**

**Baldwin County Planning & Zoning Commission**  
**Agenda Item 5.b**  
**Case No. S-11018 Guy's Chapel**  
**Final Plat Approval**  
Staff Report for Planning Commission Public Hearing  
**December 1, 2011**

This report is prepared by the Baldwin County Highway Department, Permit Division Staff to provide information to the Planning Commission to assist in making decisions on this application.

**I. PUBLIC HEARINGS:**

**Planning Commission:** December 1, 2011 Final Plat Pending

**Attachments:** Locator Map  
Site Map  
11"x17" exhibits (1)

**II. IDENTIFICATION AND LOCATIONAL INFORMATION:**

**Planning District:** District 2 – Unzoned

**Location of Property:** The subject property is located on the north side of County Road 47 and east of Paul Road in the Rabun Area.

**Parcel No:** 05-15-04-19-0-000-003.000

**Report Prepared By:** Steven Pumphrey, Permit/Subdivision Manager

**III. SUBDIVISION PROPOSAL:**

**Proposed number of lots:** 1 Lot

**Lot Size:** 1.50 acres

**Proposed Use:** Residential

**Owner:** Allen and Alene Helton  
520 Chase Hammock Road  
Merritt Island, FL 32953

**Engineer/Surveyor:** Smith Kolb & Associates  
P.O. Box 7082  
Spanish Fort, AL 36527

**Request:** This Final Plat application for Guy's Chapel is submitted by Smith Kolb & Associates on behalf of the owner.

**IV. PUBLIC UTILITIES AND SITE CONSIDERATIONS:**

**Public Utilities Services:** Water - North Baldwin Utilities  
Sewer - Onsite Disposal  
Electricity - Southern Pine Electric  
Telephone - AT&T

**Transportation issues:** Baldwin County access permit will be required prior to onsite construction;

**Drainage:** None;

**Permits and Approvals:** All required permit(s) and approvals for on-site septic systems as required by the Baldwin County Health Department or other jurisdictional agency. [§4.4.7];

**V. STAFF COMMENTS:**

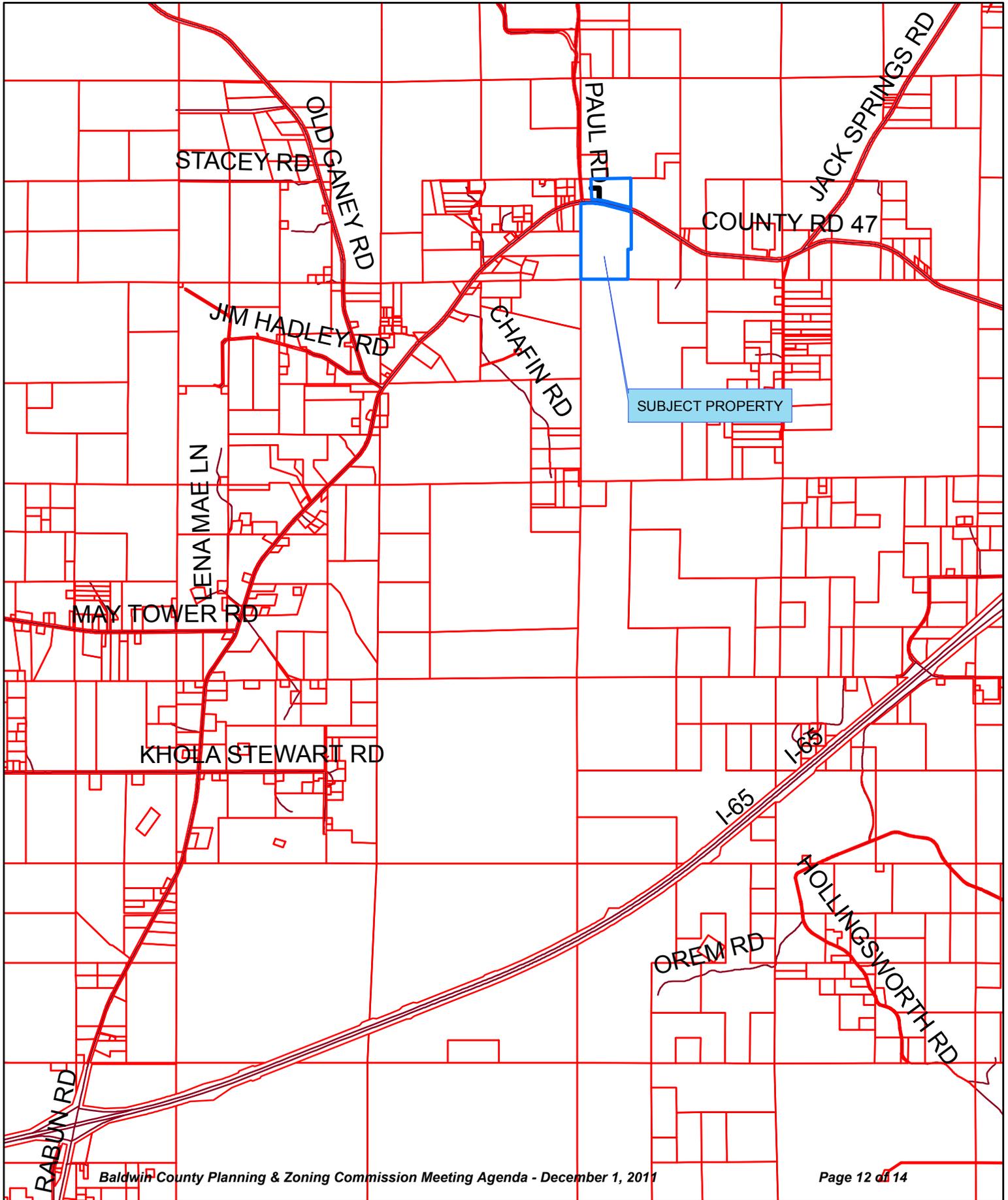
None;

**VI. RECOMMENDATIONS:**

Staff recommends that Case No. S-11018, Guy's Chapel Final Plat, be **APPROVED**.



# S-11018 GUY'S CHAPEL FINAL PLAT LOCATOR MAP





# S-11018 GUY'S CHAPEL FINAL PLAT LOCATOR MAP



Surveyor Certification:

STATE OF ALABAMA  
COUNTY OF BALDWIN

I, Homer C. Smith, a Licensed Land Surveyor in the State of Alabama, hereby certify that I have surveyed the property of Allen and Alene Helton, a physicist, attached in Baldwin County, Alabama and described as follows:

COMMENCING AT A 1 1/2" IRON PIPE AND THE LOCALLY ACCEPTED NORTHWEST CORNER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 4 EAST; THENCE SOUTH 00° 27' 12" EAST ALONG THE WEST MARGIN OF SAID SECTION FOR 268.18 FEET TO A NAIL FOUND; THENCE NORTH 88° 52' 21" EAST FOR 29.90 FEET TO THE EAST MARGIN OF PAUL RD. AND A CAPPED REBAR SET (SMITH, KOLB); THENCE CONTINUE NORTH 88° 52' 21" EAST FOR 254.96 FEET TO A 1 1/2" IRON PIPE; THENCE SOUTH 00° 27' 12" EAST FOR 37.61 FEET TO A CAPPED REBAR SET (SMITH, KOLB); AND THE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN; THENCE NORTH 88° 52' 21" EAST FOR 210.00 FEET TO A CAPPED REBAR SET (SMITH, KOLB); THENCE SOUTH 00° 27' 12" EAST FOR 32.88 FEET TO A CAPPED REBAR SET ON THE NORTH MARGIN OF RAHUN RD.; THENCE TO THE BEGINNING POINT OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1981.38 FEET; THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 210.00 FEET TO A CAPPED REBAR SET (SMITH, KOLB); SAID CURVE HAVING A CHORD BEARING OF NORTH 00° 27' 12" WEST FOR 303.35 FEET; TO THE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN. THE AREA BEING 1.500 ACRES. THE PROPERTY DESCRIBED HEREIN IS LOCATED IN SECTION 19, TOWNSHIP 1 NORTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.

OVERHEAD UTILITY LINE EASEMENT:

COMMENCING AT A 1 1/2" IRON PIPE AND THE LOCALLY ACCEPTED NORTHWEST CORNER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 4 EAST; THENCE SOUTH 00° 27' 12" EAST ALONG THE WEST MARGIN OF SAID SECTION FOR 268.18 FEET TO A NAIL FOUND; THENCE NORTH 88° 52' 21" EAST FOR 29.90 FEET TO THE EAST MARGIN OF PAUL RD. AND A CAPPED REBAR SET (SMITH, KOLB); THENCE CONTINUE NORTH 88° 52' 21" EAST FOR 254.96 FEET TO A 1 1/2" IRON PIPE; THENCE SOUTH 00° 27' 12" EAST FOR 37.61 FEET TO A CAPPED REBAR SET (SMITH, KOLB); THENCE CONTINUE SOUTH 00° 27' 12" EAST FOR 268.18 FEET TO THE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN; THENCE CONTINUE SOUTH 00° 27' 12" EAST FOR 31.11 FEET; THENCE SOUTH 75° 02' 08" EAST FOR 47.68 FEET; TO THE NORTH MARGIN OF BALDWIN COUNTY ROAD 47 AND THE BEGINNING POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1981.38 FEET; THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 163.33 FEET TO A CAPPED REBAR SET; SAID CURVE HAVING A CHORD BEARING OF SOUTH 88° 11' 40" EAST FOR 163.33 FEET; THENCE NORTH 88° 27' 12" WEST FOR 1.15 FEET; THENCE NORTH 75° 02' 08" WEST FOR 117.74 FEET TO THE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN AND LOCATED IN SECTION 19, TOWNSHIP 1 NORTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.

Owner's Dedication:

THE ALLEN AND ALENE HELTON, as proprietors, have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Guy's Chapel, a part of Section 19, Township 1 North, Range 4 East, Baldwin County, Alabama, and that the (Streets, Drives, Alleys, Easements, Etc.) as shown on said plat are hereby dedicated to the use of the public.

Signed and sealed in the presence of:

Witness

Property Owner

Acknowledgement:  
STATE OF ALABAMA  
COUNTY OF BALDWIN

I, \_\_\_\_\_, Notary Public in and for said County, in said State, hereby certify that Allen and Alene Helton, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that he, being informed of the contents of the instrument, they as such owners and with full authority, executed the same voluntarily.

Given under my hand and official seal this \_\_\_\_ day of \_\_\_\_\_, 2011

Notary Public

My commission expires:

Certificate of Approval by Southern Pine (Electric):

The undersigned, as authorized by the Baldwin County Electric Membership Corporation (BMC), hereby approves this plat for the recording of the same in the Office of the Judge of Probate, Baldwin County, Alabama this the \_\_\_\_ day of \_\_\_\_\_, 2011.

Authorized Representative

Certificate of Approval by AT&T (Telephone):

The undersigned, as authorized by AT&T, hereby approves this plat for the recording of the same in the Office of the Judge of Probate, Baldwin County, Alabama this the \_\_\_\_ day of \_\_\_\_\_, 2011.

Authorized Representative

Certificate of Approval by North Baldwin Utilities (Potable Water):

The undersigned, as authorized by North Baldwin Utilities, hereby certifies that, upon accomplishment of utility infrastructure improvements as may be identified hereon or subsequently to the satisfaction of North Baldwin Utilities, water ( ) sewer ( ) service is or will be available to the property being the subject of this Plat to be presented for recording in the Probate Office of Baldwin County, Alabama.

North Baldwin Utilities

Larry S. Stejskal, P.E.  
Engineering Manager

NOTES:

- 1. Basis of Bearing references deed recorded in the Office of the Judge of Probate, Baldwin County, Alabama Instrument # 1177994.
- 2. This drawing and description does not reflect any title or easement research other than what is visible on the ground or provided by the client's conveyance.
- 3. All property owner information is taken from Baldwin County tax records and should be verified by interested parties.
- 4. It is the opinion of the undersigned Land Surveyor that the parcel of land shown herein appears to be within Zone "X" (area determined to be outside the 0.2% annual chance floodplain) as per the Federal Emergency Management Agency Flood Insurance Rate Map for Baldwin County, Alabama, Community Panel number 01003C0225L, Map Effective Date of July 17, 2007.
- 5. The parent unit is located in Section 19, Township 1 North, Range 4 East, and has a remainder of \_\_\_\_\_ Acres as per Baldwin County, Alabama County Mapping Division records.
- 6. The subject property is located in Baldwin County, Alabama Planning District 2 and is not zoned.
- 7. The subject property lies within Baldwin County, Alabama Planning District 2 and is not zoned.

LEGEND table with symbols for capped rebar set, iron pipe found, nail found, power pole, adjacent property lines, easement, not, and overhead power line.

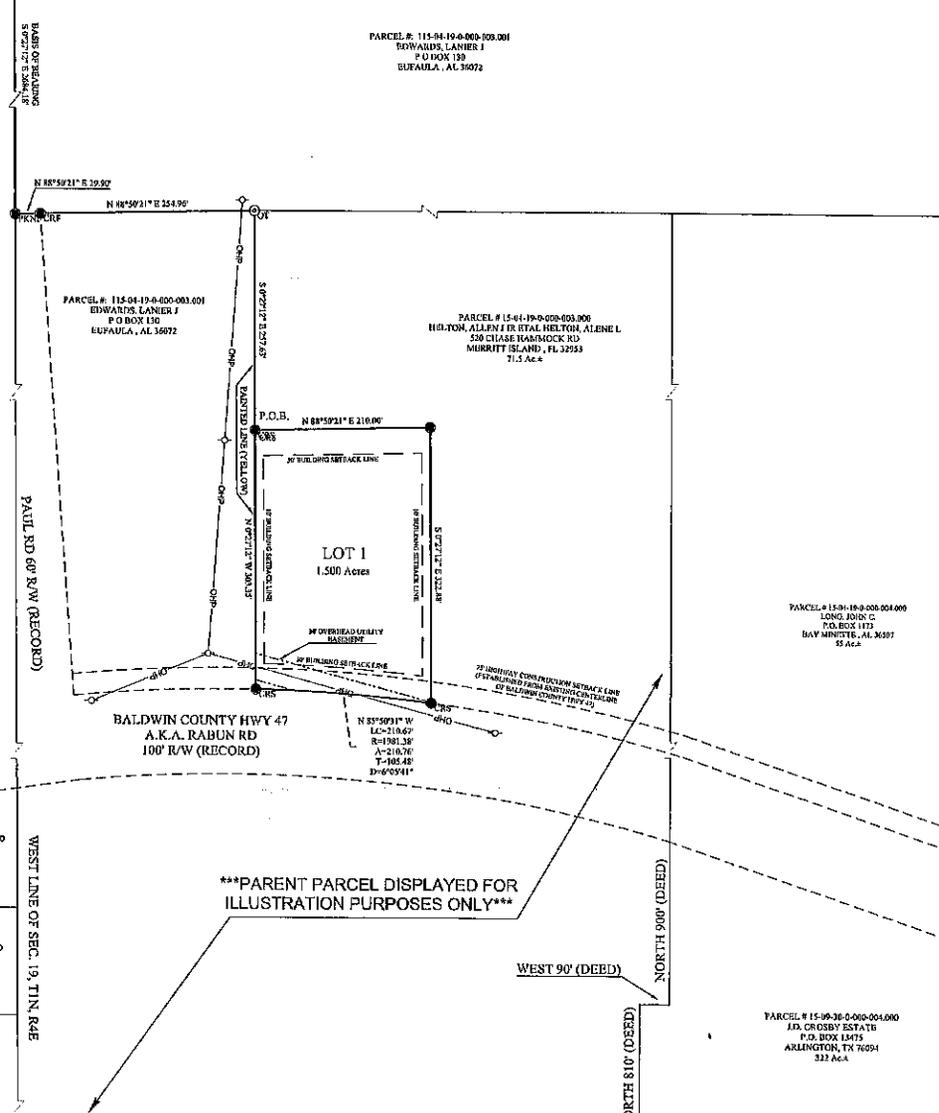
"GUY'S CHAPEL"  
A Baldwin County, Alabama Subdivision

Owner:  
Helton, Allen J Jr. and Alene L.  
520 Cluse Hammock Rd.  
Marlett Island, FL 32953

Site Data:  
Total Acreage = 1.50 Acres  
Total Number of Lots = 1  
Located in Planning District 2, unzoned  
Building Setback Area:  
Front and Rear: 30'  
Sides: 10'



VICINITY MAP  
(NOT TO SCALE)



Certificate of Approval by the Baldwin County Health Department: According to 420-3-1-.04(99), this division of land does not meet the definition of a large flow development. The signature affixed hereon does not imply an approval for any existing or any future onsite sewage treatment systems.

Certificate of Approval by the Baldwin County Engineer: The undersigned, as county engineer hereby approves this plat for the recording of the same in the Office of the Judge of Probate, Baldwin County, Alabama this the \_\_\_\_ day of \_\_\_\_\_, 2011.

Certificate of Approval by the Baldwin County Planning Commission: The undersigned, as authorized by the Baldwin County Planning Commission, I approve this plat for the recording of the same in the Office of the Judge of Probate Baldwin County, Alabama this the \_\_\_\_ day of \_\_\_\_\_, 2011.

Environmentalist

Certificate of Approval by the Baldwin County E-911 Addressing: The undersigned, as authorized by the Baldwin County E-911 Board, hereby approves this plat for the recording of the same in the Office of the Judge of Probate, Baldwin County, Alabama this the \_\_\_\_ day of \_\_\_\_\_, 2011.

County Engineer

Certificate of Approval by the Baldwin County Planning Commission: The undersigned, as authorized by the Baldwin County Planning Commission, I approve this plat for the recording of the same in the Office of the Judge of Probate Baldwin County, Alabama this the \_\_\_\_ day of \_\_\_\_\_, 2011.

Authorized Representative (Baldwin County E-911)

Chairman

BALDWIN COUNTY HIGHWAY DEPARTMENT  
PERMIT DIVISION

SUBDIVISION CASE NO. S-11018

PREL. PLAT  
FINAL PLAT  
RECORD PLAT  
C/P JURISDICTION



Street Address: 11388 Hogue Dr., Dothan, AL 36556  
Mailing Ad: P.O. Box 71, Spaulding, AL 36582 (251) 643-2

NOV 14 2011

CLIENT: ALLEN AND ALENE HELTON  
TYPE OF SURVEY: SUBDIVISION  
FILE #: 27  
SCALE: 1" = 100'  
FIELD BOOK/PAGE: 1 OF 1  
DATE: 06-01-2011  
CHECKED BY: GEK

Plat  
Survey  
Valid  
Embr  
Se