



BALDWIN COUNTY COMMISSION

PLANNING AND ZONING DEPARTMENT

Foley Office
201 East Section Avenue
Foley, Al. 36535
251-972-8523
Fax 251-972-8520

Robertsdale Office
22251 Palmer Street
Robertsdale, Al. 36567
251-580-1655
Fax 251-580-1656

www.planning.baldwincountyal.gov

October 19, 2021

Fort Morgan Advisory Committee

Re: Case No. ZVA21-000003: Fort Morgan Volunteer Fire Department Property

General Location: Property is located at 52224 State Highway 180, in Planning District 25.

Parcel Identification Number: 05-69-07-25-0-000-015.000

Requested Action and Purpose: The applicant is requesting a variance from the wetland setback requirement to allow for the construction of a new fire station.

The BCC Planning & Zoning Board of Adjustment Number 2 has received a request for a variance as described above. We request that you review the application enclosed and provide any comments you may have.

All comments are due on or before noon **Wednesday, October 27, 2021** and should be addressed as follows:

Linda Lee, Planner
Baldwin County Planning & Zoning Department
201 E Section Avenue
Foley, AL 36535
llee@baldwincountyal.gov
251-972-8523 ext. 2833
Fax: 251-972-8520

We sincerely appreciate your time and look forward to hearing from you soon.

Sincerely,

Linda Lee, Planner

Office Use Only
Case No.: ZVA21-000003 Received By: Brenda Brock Date: 10/13/2021
Application Fee: 0 Receipt No: _____ Date of Meeting: November 4, 2021

Baldwin County
Zoning Variance Application

Mailing Address
201 East Section Avenue
Foley, AL 36532
Phone: (251) 972-8523 Fax: (251) 972-8520

Applicant

Are you the property owner? yes no

(If you are not the property owner you must submit Owner Authorization Form signed by the property owner)

Name: Michael Ludvigsen Date: _____

Mailing Address: 13113 State Highway 180

City: Gulf Shores State: AL Zip code: 36542

Telephone: (217) 473-9728 Fax: () - e-mail: mtludvigsenjr@gmail.com

Site Information

Location of Property: 52224 State Highway 180

Parcel ID Number: 05-69-07-25-0000-015000

Legal Description: 135X265(S) IRR GOVT SUB LOT 11 LESS ROW SEC 25-9-1 (WD)

Flood Zone: AE Planning District: 25 Zoning: RSF-1

The purpose of this Variance is to allow:

for a variance from the wetland setback requirement to allow for the construction of a new fire station

What are the conditions which prevent you from using this property in accordance with its current zoning classification?

the location of wetlands on the property

I, the undersigned applicant, understands that payment of these fees does not entitle me to approval of this variance and that no refund of these fees will be made. I have reviewed a copy of the applicable zoning regulations and understand that I must be present on the date of the meeting.

Signature of Applicant (Owner of Property or Official Representative of Owner)

Date



PLANNING & ZONING BOARD OF ADJUSTMENT NUMBER 2

NOTICE OF PUBLIC HEARING

Case No. ZVA21-000003

Fort Morgan Volunteer Fire Department Property

Notice is hereby given that the Planning & Zoning Board of Adjustment Number 2 will hold a public hearing on Thursday, November 4, 2021 beginning at 03:30 PM at the Baldwin County Foley Courthouse at 201 East Section Avenue, Foley, AL 36535.

The Board will consider a variance application submitted by Michael Ludvigsen for property located at 52224 State Highway 180 in Planning District 25. The applicant is requesting a variance from the wetland setback requirement to allow for the construction of a new fire station. The Parcel I.D. number is 05-69-07-25-0-000-015.000. You are receiving this notice because records of the Revenue Commission Office indicate that you are an adjacent property owner.

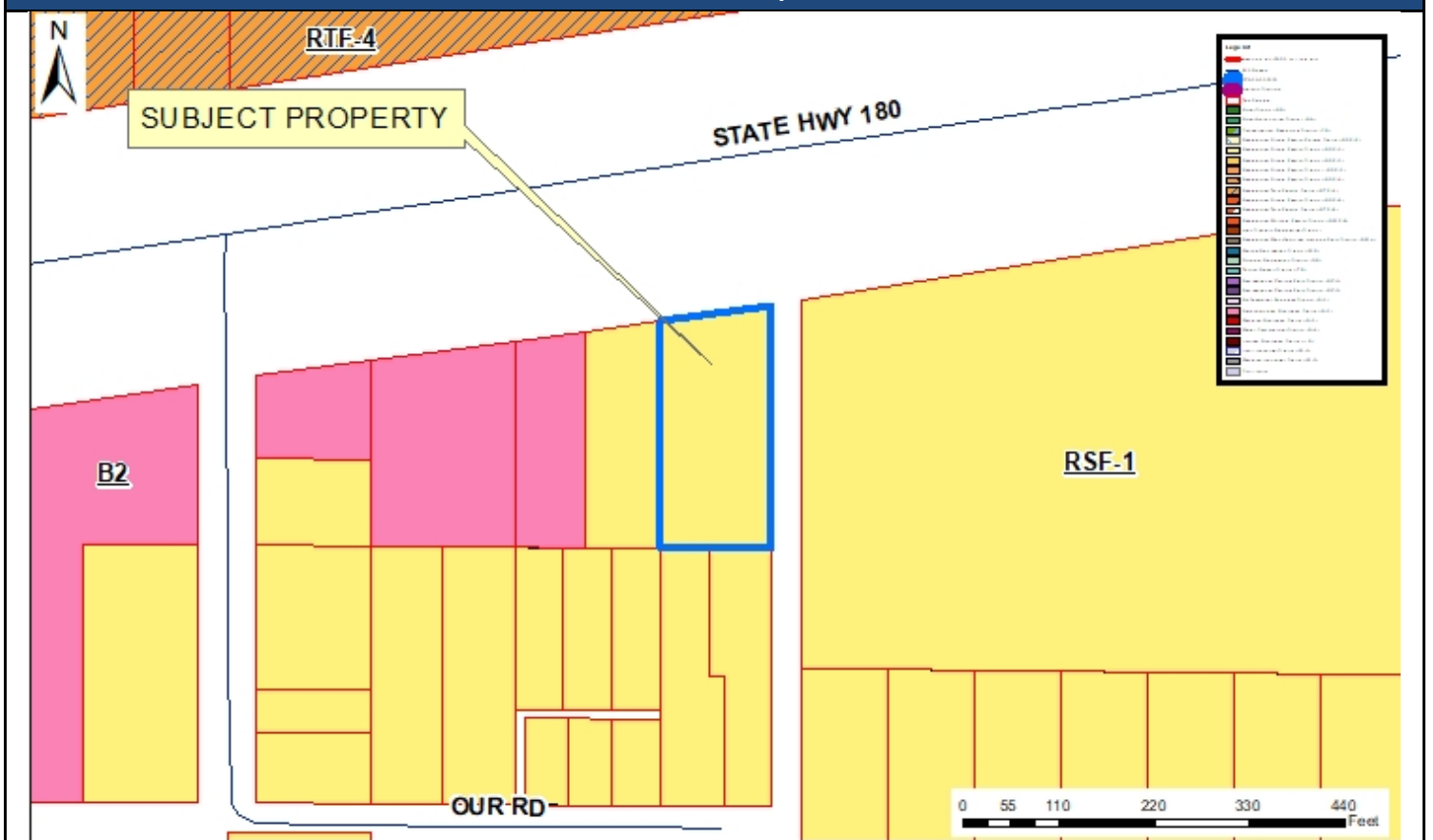
The said application will be considered by The Planning & Zoning Board of Adjustment pursuant to Alabama Code 45-2-261.10 and copies thereof are available for public review at the offices of the Baldwin County Planning & Zoning Department, 22251 Palmer Street in Robertsdale, AL and Foley Satellite Courthouse, 201 East Section Avenue in Foley, AL, during normal business hours.

Public participation is solicited without regard to race, color, national origin, sex, age, religion, disability. Persons who require special accommodations under the Americans with Disabilities Act or those requiring language translation services should contact the Baldwin County Planning & Zoning Department at 251-972-8523.

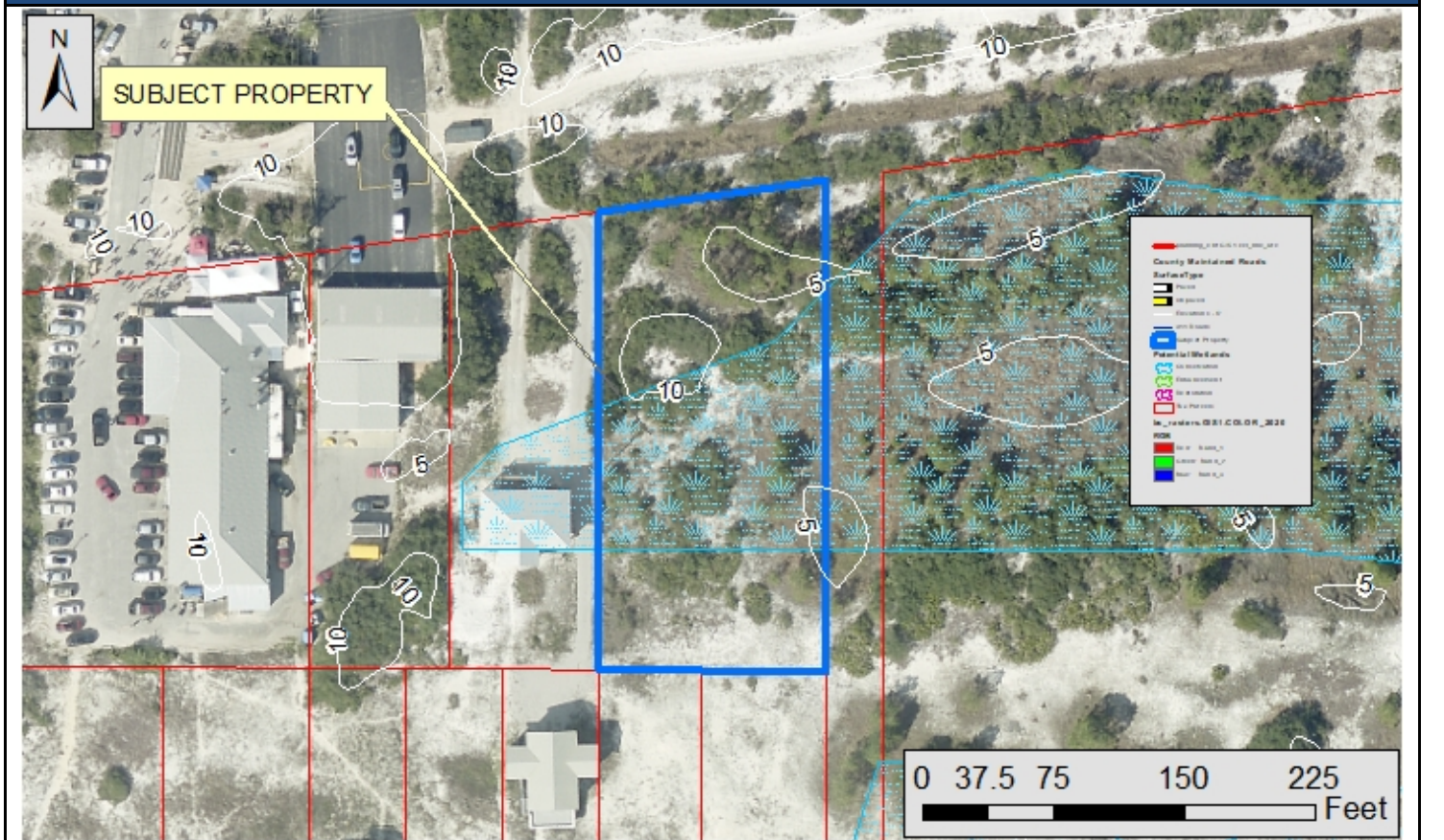
Should you wish to comment on the variance, you may address comments to the Baldwin County Planning & Zoning Department, 201 East Section Avenue, Foley, Alabama 36535 or you may send an email to: Planning@baldwincountyal.gov. If you wish to comment in person, please attend the meeting on the day and time provided above.

If you would like to be notified of other information on zoning and development in your area and throughout Baldwin County, please sign up to receive our "Get Notified" e-mails. Once subscribed, you will receive via e-mail our quarterly newsletter, agendas for upcoming meetings, action reports and other news and information. To subscribe, visit <https://open.baldwincountyal.gov/pandzsubscribe>. The service is free and users will be able to subscribe or unsubscribe to the list at will.

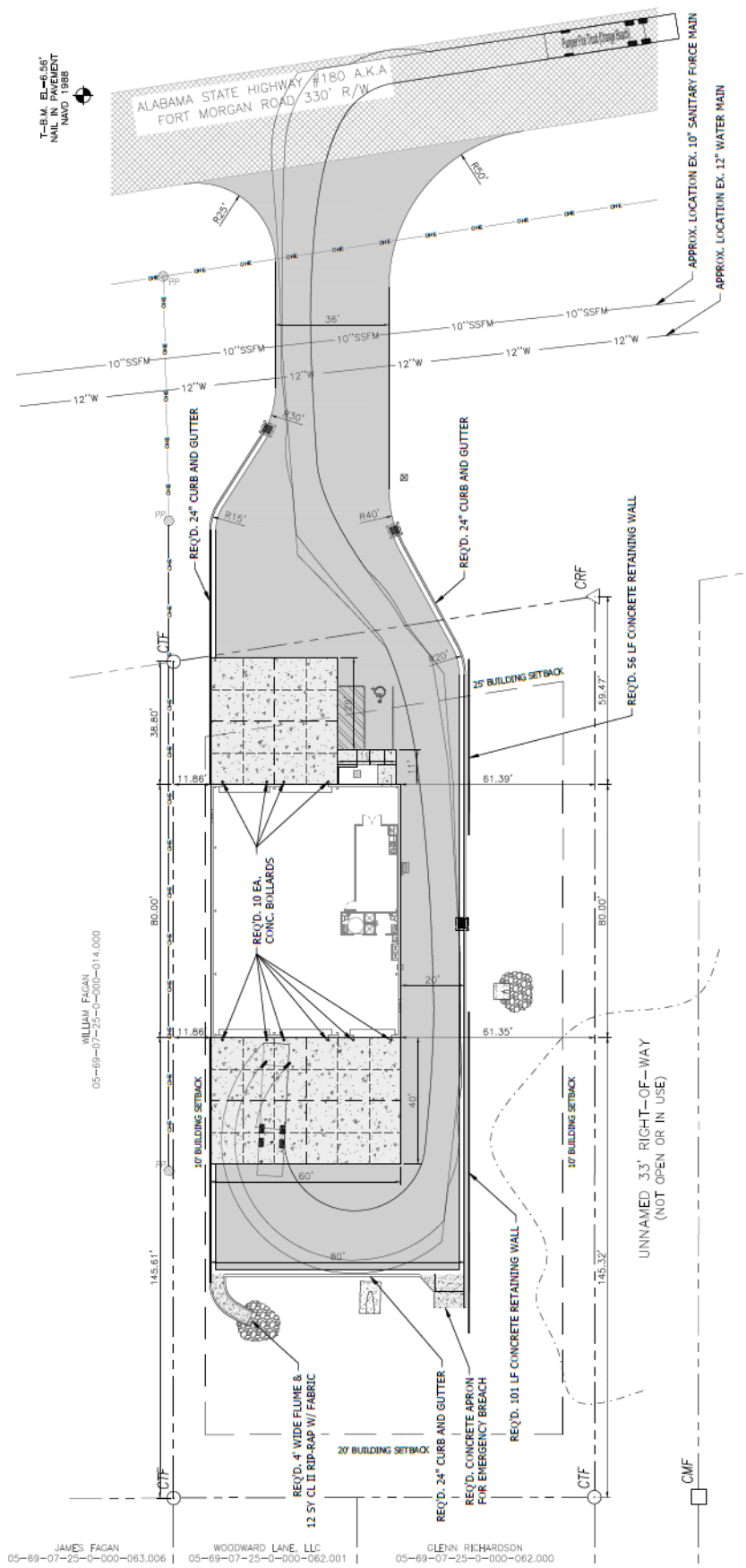
Locator Map



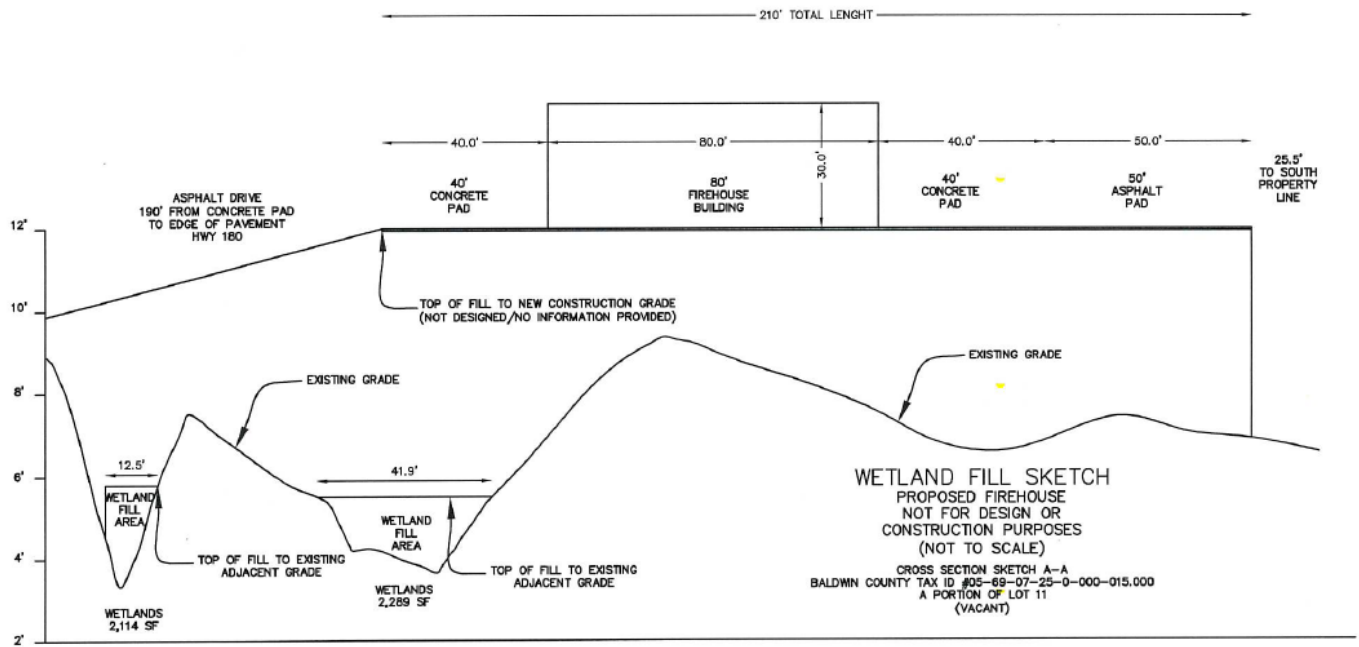
Site Map - 2020 Aerial Photography



Proposed Site Plan



TAX ID # 200-99-07-25-0-000-062,007



DEPT. OF THE ARMY // SAM-2019-00375-ES



DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, MOBILE DISTRICT
P.O. BOX 2288
MOBILE, AL 36628-0001

July 17, 2020

South Alabama Branch
Regulatory Division

SUBJECT: Department of the Army Nationwide Permit, File Number SAM-2020-00375-ES, Fort Morgan Volunteer Fire Department, Gulf of Mexico

Fort Morgan Volunteer Fire Department
Attention: Mr. Jerry Ralston, Chief
Email Address: Jralston2807@hotmail.com
12105 St. Hwy. 180 West
Gulf Shores, Alabama 36542

Mr. Ralston:

This letter is in response to your request for verification of Department of the Army Nationwide Permit (NWP) authorization to place fill material within wetlands for construction of a volunteer fire department facility. The project has been assigned file number SAM-2019-00375-ES, which should be referred to in any future correspondence with this office concerning this project. The project is located at Lot 11, Government Subd., Hwy. 180; within Section 25, Township 9 South, Range 1 East; at Latitude 30.233686° North and Longitude 87.932162° West; in Gulf Shores, Baldwin County, Alabama.

Department of the Army permit authorization is necessary because your project involves work and the placement of fill in waters of the United States, including wetlands, under our regulatory jurisdiction. The project activities include the following:

– Clearing and grubbing within the entire 1.3-acre project footprint, and filling where necessary. Approximately 300 cubic yards of clean sand fill material will be placed within a total of 2,748 square feet (0.063 acre) of emergent and scrub-shrub wetlands, for construction of a 4,800-square-foot volunteer fire department with associated parking and utility infrastructure. Fill slopes will be stabilized to prevent material runoff to adjacent wetlands.

Based upon the information and plans you provided, we hereby verify the work described above, which would be performed in accordance with the attached drawings, is authorized by NWP 18, *Minor Discharges*, in accordance with 33 CFR Part 330 of our regulations. This NWP and associated Regional and General Conditions are attached for your review and compliance.

BALDWIN COUNTY PLANNING & ZONING COMMISSION BALDWIN COUNTY
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NOTICE OF ACTION TAKEN

MEETING DATE: October 7, 2021

CASE NUMBER: P-21009

PARCEL ID #: 05-69-07-25-0-000-015.000

PLANNING DISTRICT: District 25

PROPERTY LOCATION: 0 St Hwy 180

APPLICANT: Mark Frohlich
4715 Millhouse Road
Gulf Shores, AL 36542

OWNER: Fort Morgan Volunteer Fire Department

REQUEST: Conditional Use to allow Construction of a
volunteer fire department station. on .81 acres.

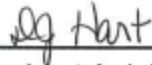
ACTION TAKEN: Approved with Conditions:

- 1.) Approval shall be for this location only.
- 2.) A variance from the wetland setback requirement is granted by the Board of Adjustment.
- 3.) A Baldwin County Site Plan Approval and building permit shall be obtained no later than six (6) months from the date of Conditional Use approval. The Planning Commission may grant additional time if deemed necessary.
- 4.) If signage is proposed, a Sign Permit application, demonstrating compliance with Article 16 of the zoning ordinance, shall be

submitted to, and approved by the Planning and Zoning Department.

5.) Storm water facilities are to be installed and inspected prior to the start of construction.

6.) Any major changes and/or additions shall result in further review and approval by the Planning Commission.



Zoning Administrator or designee