

Annexation Report for Mayor & Council

By: Miriam Boutwell

February 2017

Applicant: Cotton Bayou Development LLC

Location: East of CR 65, north of CR 12

Current Zoning: Unzoned Baldwin County

Requested Zoning: R1D, Residential Single Family

Comments: Four of these parcels touch the property west of Pebble Creek. It appears the southeast corner of the southeast parcel may be in a future flood zone. I've provide a snapshot from the proposed floods maps. The other 2 parcels touch CR 65. During the annexation process, the first 4 parcels will have to be annexed first then the next 2 will be contiguous. This has been done in the past.

The owner has applied for pre-zoning so will be on the February 15, 2017 for a recommendation. I will also include my Planning Commission report for your records.

Imagery



**Planning Commission Report
By Miriam Boutwell
February 2017
Pre-Zoning**

Applicant: Cotton Bayou Development, LLC

Location: East of CR 65, north of CR 12

Requested Zoning: R1D – Residential Single Family

Existing Zoning: Unzoned Baldwin County

Adjacent Zoning: R1C – Residential Single Family & Unzoned Baldwin County

Future Lane Use Map: RL – Residential Low Density

Flood Zone: X (The proposed new maps show a small amount of flood designation in the southeast corner of PIN #214658)

Comments: The proposed use is single-family residential with less than 5 units per acre.