

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

November 1, 2024

Honorable Mayor and Councilors  
City Manager  
City Attorney  
Clerk of Council

**Subject: (EXCP-09-24-2021) Special Exception Use request to allow for a club or lodge, membership to operate in Residential Estate -1 (RE1) zoning district.**

Big Eddy Club, Inc has submitted an application for the Special Exception Use cited above. The property is located in a **Residential Estate -1 (RE1)** zoning district. The site for the proposed club or lodge, membership is located at 1300 Big Eddy Club Road. The purpose of the Special Exception Use is to allow for the operation of a **club or lodge, membership** located within the **Residential Estate -1 (RE1)** zoning district:

**(1) Access: Is or will the type of street providing access to the use be adequate to serve the proposed special exception use?**

Big Eddy Road is a local road. It will provide adequate free flow movement. This use is existing.

**(2) Traffic and Pedestrian Safety : Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of the traffic flow, and access by emergency vehicles?**

Access into and out of the property in question will provide for adequate traffic and pedestrian safety and emergency access.

**(3) Adequacy of Public Facilities: Are or will public facilities such as school, water, or sewer utilities and police and fire protection be adequate to serve the special exception use?**

Services such as water, utilities, police, and fire protection are adequate for the remodel and terrace expansion.

**(4) Protection from Adverse Affects: Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor?**

The property is surrounded by RE1. Noise, light, flare and odor should be limited due to the nature of the use and the size of the property.

**(5) Hours of Operation: Will the hours and manner of operation of the special exception use have no adverse effects on other properties in the area?**

The hours of operation for this use will not have an adverse impact on the neighboring properties in the area.

**(6) Compatibility: Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size, character, or location of buildings or other structures on neighboring properties?**

The building and use are existing.

**Council District:** District 2 (Davis)

**One (1)** property owner within 300 feet of the property has been notified by mail of the proposed Special Exception Use. The Planning Department received no calls and/or emails regarding the rezoning.

**Approval:** 0 Responses

**Opposition:** 0 Responses

The Planning Advisory Commission recommended ***approval*** and the Planning Department recommended ***approval***.

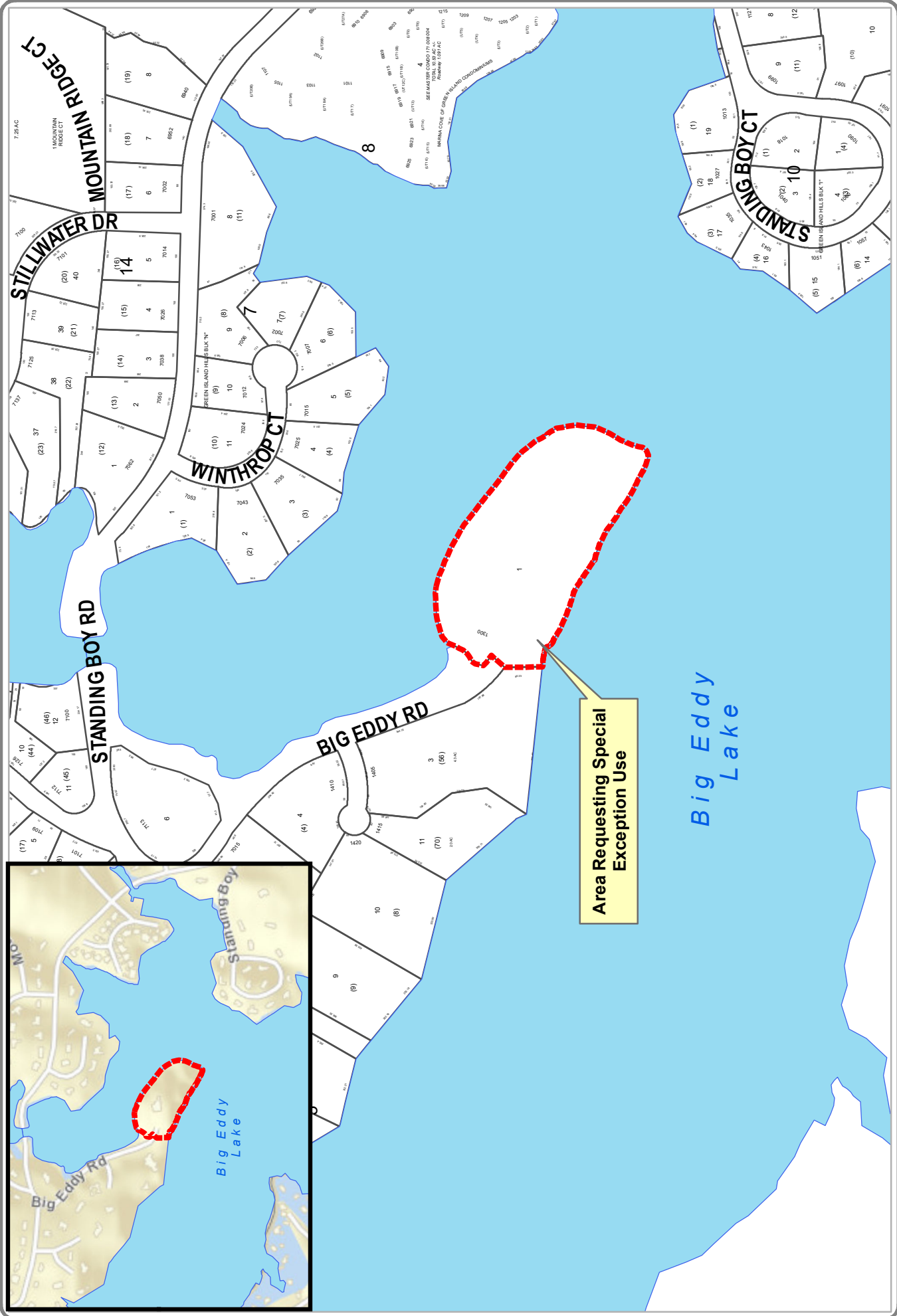
**Additional Information:** N/A

Respectfully,

Will Johnson  
Director, Planning Department

**Attachments:**

Aerial Land Use Map  
Location Map  
Zoning Map  
Existing Land Use Map  
Future Land Use Map  
Flood Map



0 200 400 Feet  
 1 inch = 400 feet  
 Data Source: IT/GIS  
 Author: DavidCooper

Location Map for EXCP 09-24-2021  
 Map 171 Block 006 Lot 001  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.





**Area Requesting Special Exception Use**

**Big Eddy Lake**



0 200 400 Feet  
 1 inch = 400 feet  
 Data Source: IT/GIS  
 Author: DavidCooper

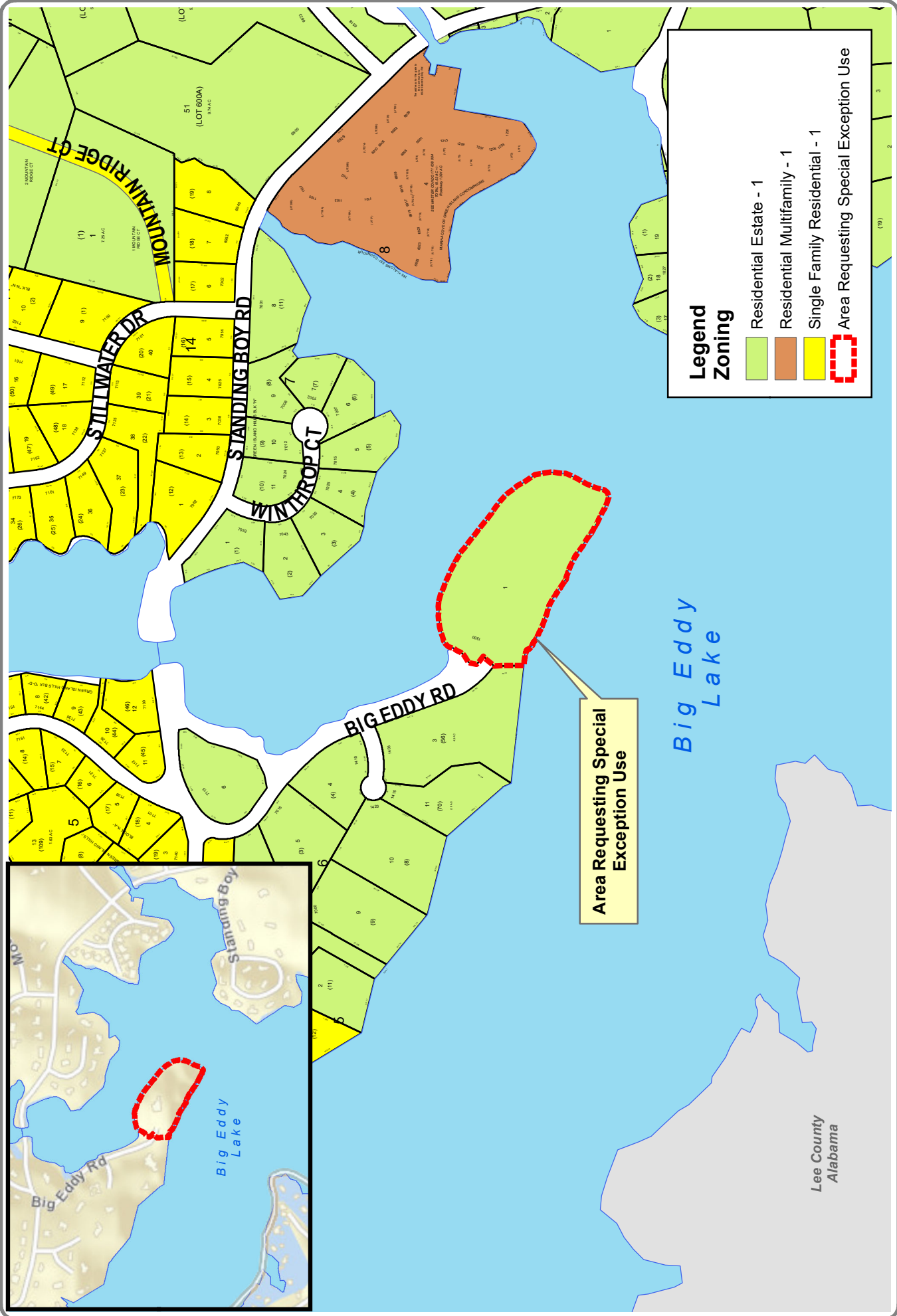
**Aerial Map for EXCP 09-24-2021**  
**Map 171 Block 006 Lot 001**  
 Planning Department-Planning Division  
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Date: 9/26/2024





**Legend**

**Zoning**

- Residential Estate - 1
- Residential Multifamily - 1
- Single Family Residential - 1
- Area Requesting Special Exception Use

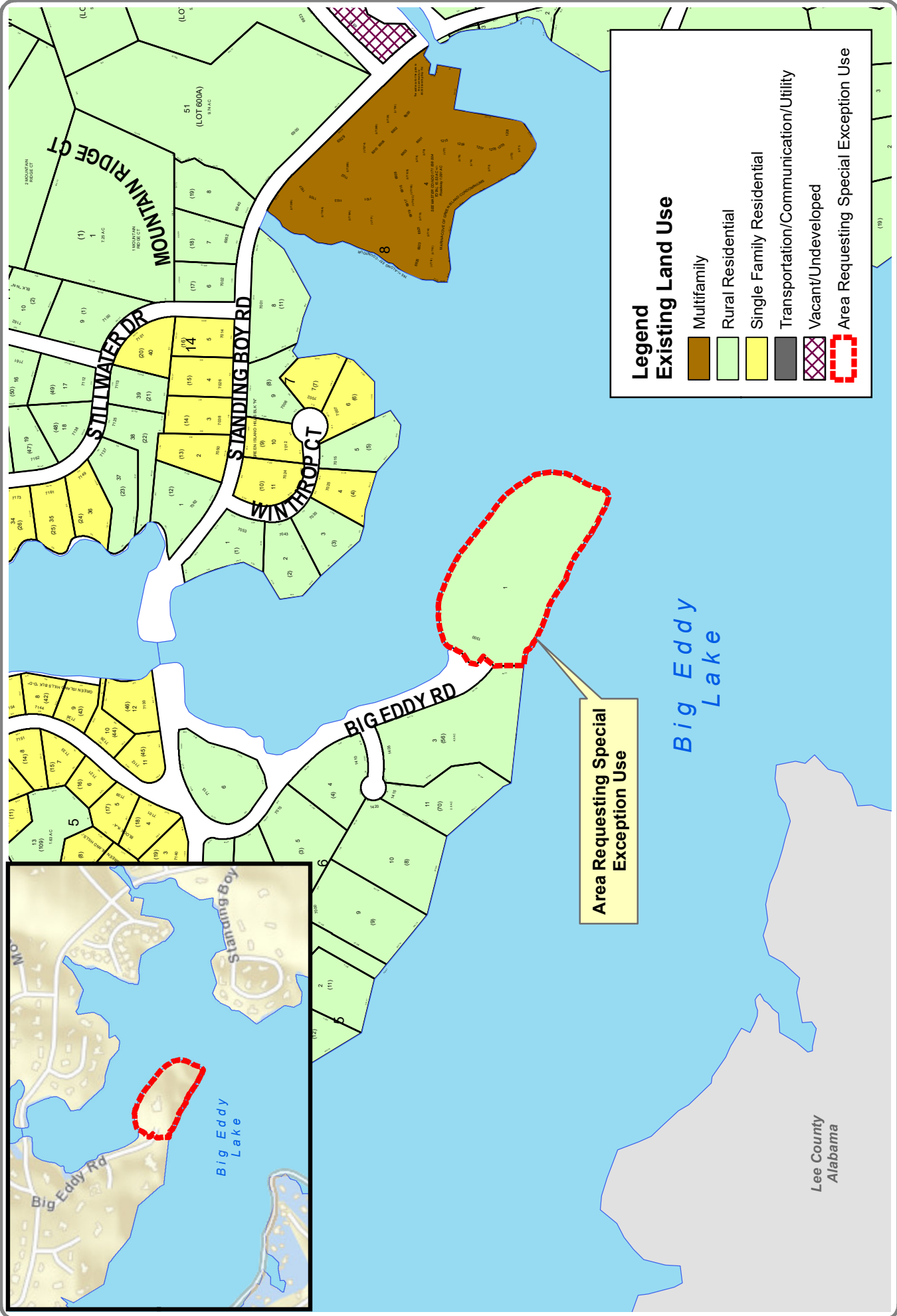
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Zoning Map for EXCP 09-24-2021  
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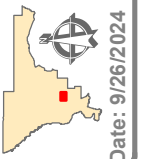


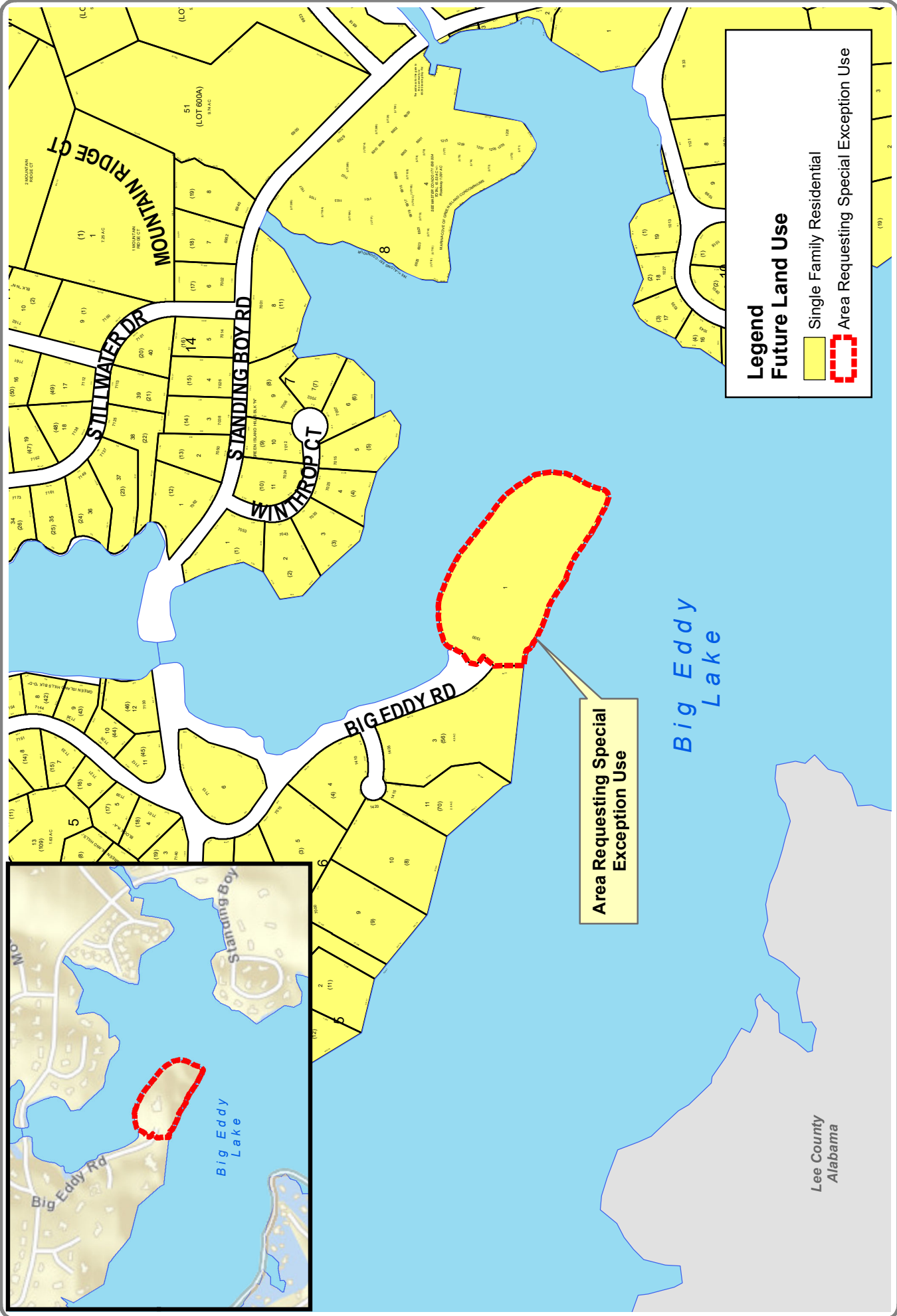


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Existing Land Use Map for EXCP 09-24-2021  
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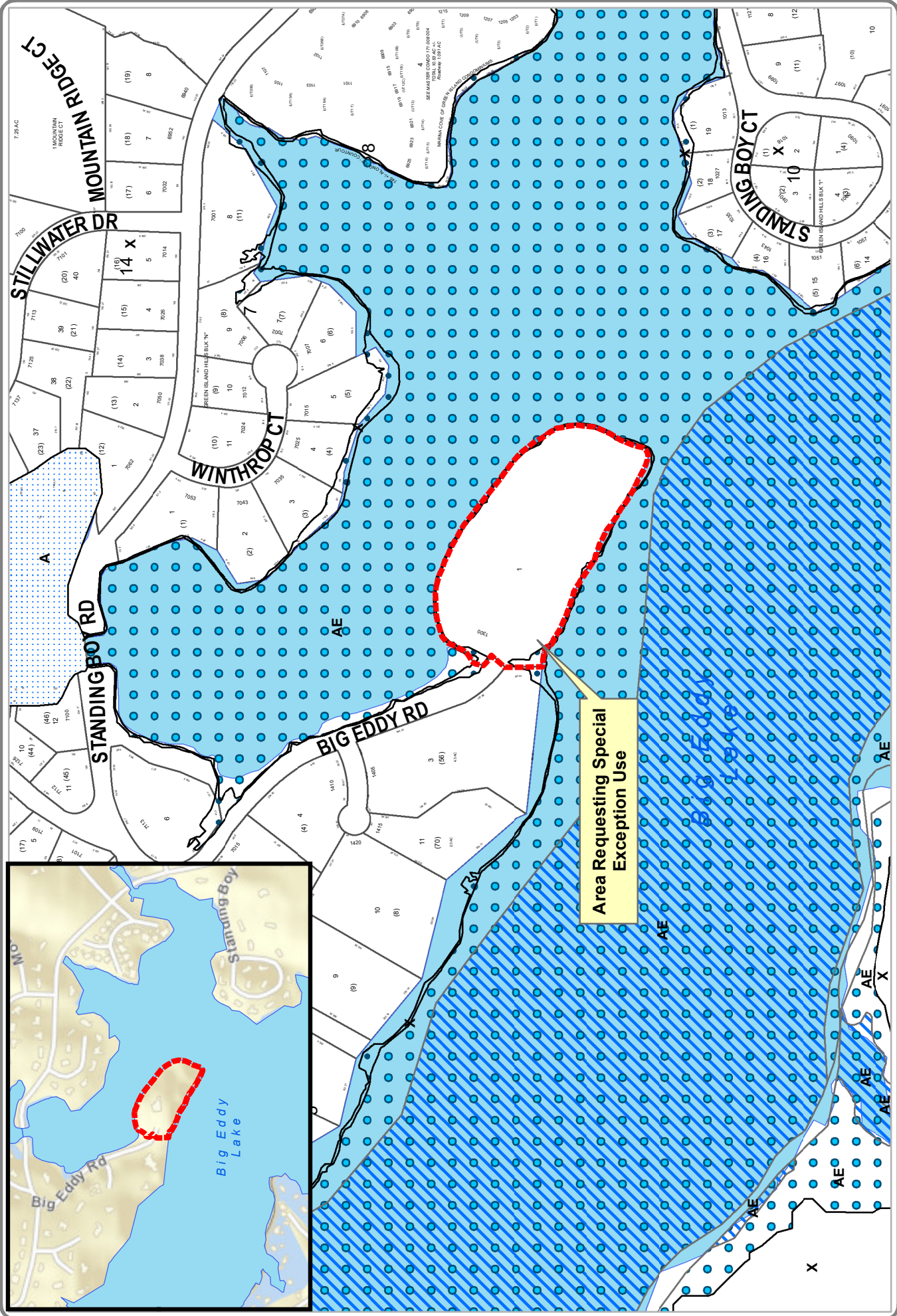
Future Land Use Map for EXCP 09-24-2021  
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Lee County  
 Alabama





**Area Requesting Special Exception Use**



0 200 400 Feet  
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 Author: DavidCooper

Flood Hazard Map for EXCP 09-24-2021  
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