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Motorcoach, RV resorts elicit local interest

By Bert Hayes

Staff Writer

Three proposed motor coach or RV resort parks in South Baldwin have been in the news recently.

Articles have been written on the proposed Buena Vista park on Perdido Beach Boulevard near the Tannin Community, on the Bella Terra park on Brinks Willis Road near the Orange Beach Express, and the RV Resorts of America proposed a park off County Road 6 near the Gulf Shores Sportsplex.

Bella Terra jumped out in front of the other proposed parks in October 2007 and targeted the completion of the project in Spring 2008. Work is now going on speedily, and Sage Brush Reality is planning to launch a nationally branded chain of luxury RV resorts. According to Sagebrush executives Chuck Smith and Tripp Keber, the Gulf Shores project has given them incentive to expand and build Class A resorts across America.

Lot sizes are 50-by-80 feet and are positioned at a 60-degree angle for ease of parking. All lots will be landscaped for natural privacy which encloses a concrete pad and a built-in patio with electrical, water, sewer and cable television hook ups, and internet access. Upgrade features include screened gazebo, built-in outdoor entertainment centers with barbeque, sinks, fireplaces, and storage units.

The resort will feature a grand clubhouse with complete amenities and a community recreational area with a sport court, tennis court, putting green, horse-shoes, volleyball and shuffle board courts. The big outdoors features a fully-stocked lake for fishing.

Buena Vista is now moving equally as fast as Bella Terra despite a later start. Buena Vista came under planned unit development (PUD), and plans to build a 142-lot recreational vehicle subdivision with amenities located on 30-plus acres on the north side of Perdido Beach Boulevard. The proposed density is 4.5 lots per acre.

Each lot, pad and gazebo (hurricane resistant) will be owned by the buyer. The complex will have common recreational areas and preserved natural areas. The roadways and driveways will not be impervious, but will have porous qualities allowing for more percolation and less standing water while maintaining weight-bearing consistency.

Proximity to the beach poses both wind and water surge problems yet petitioners Astrate Land Company, LLC. had presented a case from the outset the park had the means and the inclination to get out of town in the event of a hurricane. In all park considerations there is the matter of ownership, subleasing and beach access. Walking distance accesses to beach are still in existence.

The proposed RV Luxury Park off County Road 6 covers 200 acres, not counting the "wetlands," and has stalled out on a county level by the tabling of the petition by the Baldwin County Planning and Zoning

Commission. The RV Resorts of America is still able to petition for their proposed infrastructure and 772 pads for the motor coaches.

The strongest objections have been centered around overloading of CR 6 and the possible jamming of traffic on State 59 in the event of hurricanes. There was an easement concern with Woodland Point subdivision, but Geographic Solutions Scott Jackson assured the residents that the easement will be protected.

When you pass by these properties mentioned above, don't expect a high profile on a pad development, whose plumbing and electric are underground. When the coaches start coming or the clubhouses are completed, the profiles will be higher but not high rises.