



**Goodwyn Mills Cawood**

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**October 4, 2019**

**Ms. Jennifer Watkins, Planner  
City of Gulf Shores  
205 Club House Drive, Suite B  
Gulf Shores, Alabama 36542**

**RE: Aberdeen Villas  
Standard Zoning**

**Dear Ms. Watkins:**

As you are aware, the referenced 13 unit single family residential project is proposed to be constructed as an addition to the Craft Farms PUD/RPC. The proposed layout varies on several ways from what would be considered the "normal" single family subdivision. We offer the following as illustration:

- The lots will be accessed by an ungated privately maintained roadway, 20 foot in width that will parallel Cotton Creek Drive (aka County Road 4) instead of a public right of way.
- The lots vary in size from 9,876 square feet to 11,960 square feet which is roughly the median lot size for Craft Farms and will have front yards, ranging from approximately 10 feet to approximately 35 feet from the private roadway.
- The lots are separated from Cotton Creek Drive by an approximately 80 foot deep common area containing the paved roadway and preserving the integrity of the existing landscaping along Cotton Creek Drive and will back up to the golf course on the north side.
- The houses will vary from approximately 5 feet from their rear property line to approximately 65 feet due to the odd shape of the north boundary line of the parcel.
- Ten of the 13 proposed residences will be accessed by joint driveways coming off of the private roadway.
- The proposed interior side yard setbacks are approximately 6.28 feet each side of the property line so that the total separation between residences wall to wall is approximately 12.56 feet.
- The white fencing characteristic of Craft Farms will be maintained along Cotton Creek Drive.
- There will be an agreement between the proposed development and the Craft Farms Property Owners Association to allow the minimal drainage from this development to drain to the existing detention area that runs the length of the north boundary.
- A six foot side concrete walk along County Road 4 will be constructed as part of the proposed development plan. This walk will include portions that project into the proposed development for pedestrian connectivity.



- The developer has discussed the possibility that the residents of the proposed development will have the option/opportunity to be members of the county club.
- Water and sewer line will be extended into the proposed development to serve the parcels so no additional water meters or sewer connections will be on the Cotton Creek Drive right of way. Likewise, added fire hydrants will be constructed along the proposed private drive to ensure adequate fire protection near the residences.
- The preservation of the integrity of the existing vegetation along Cotton Creek Drive will shield the proposed upscale residences from noise from Cotton Creek Drive.
- The proposed residences will have a similar footprint and exterior appearance but the interiors will vary based upon the purchasers' desires so the proposed homes will be custom like the majority of the existing homes within Craft Farms.

If you need any additional information, or have any questions, please contact me at (251) 380-8750.

Sincerely,

GOODWYN, MILLS & CAWOOD, INC.



Douglas A. Bailey, P.E.  
Project Manager

/blg