



# Zoning Research

From: Austin Hahn, Allegro Civil Engineers

CC: Lauren Marshall, Allegro Civil Engineers

Date: 4/16/2025

Re: Zoning Research: 2027 Barron's Bridge Dr, Dadeville AL 36853

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**Subject Area:** 2027 Barron's Bridge Dr, Dadeville AL

**County:** Tallapoosa County, AL has jurisdiction

The subject area as indicated in the aerial provided by the client includes 3 parcels. See Property Cards for further information on the parcels in Helpful Links section below.

**Parcel Numbers:**

- 62 19 02 09 0 003 039.00
- 62 19 02 09 0 003 038.000
- 62 19 02 09 0 003 037.004

**Permitting:**

Tallapoosa County does not have an adopted Zoning Ordinance. Thus, there are no zoning restrictions associated with the proposed RV/Camping use on the subject property.

Per the Tallapoosa County Commissioners information: The Tallapoosa County Commission functions to engage in and authorize industrial and economic development within the County.

The Tallapoosa County Building Department is responsible for the review and issuance of both residential and commercial building permits.

We have provided e-mail correspondence undertaken with the County for your information.

**Helpful links:**

Tallapoosa County GIS:

<https://www.albamagis.com/Tallapoosa/frameset.cfm?cfid=2640061&cftoken=35205490>

Tallapoosa County Property Cards:

[https://www.albamagis.com/Tallapoosa/CamaTemplates/reports/prc\\_Main.CFM?Master\\_Master\\_key=62%2019%2002%2009%200%20003%20039%2E000](https://www.albamagis.com/Tallapoosa/CamaTemplates/reports/prc_Main.CFM?Master_Master_key=62%2019%2002%2009%200%20003%20039%2E000)

[https://www.albamagis.com/Tallapoosa/CamaTemplates/Reports/prc\\_Main.CFM?Master\\_Master\\_key=62%2019%2002%2009%200%20003%20038%2E000](https://www.albamagis.com/Tallapoosa/CamaTemplates/Reports/prc_Main.CFM?Master_Master_key=62%2019%2002%2009%200%20003%20038%2E000)

[https://www.albamagis.com/Tallapoosa/CamaTemplates/Reports/prc\\_Main.CFM?Master\\_Master\\_key=62%2019%2002%2009%200%20003%20037%2E004](https://www.albamagis.com/Tallapoosa/CamaTemplates/Reports/prc_Main.CFM?Master_Master_key=62%2019%2002%2009%200%20003%20037%2E004)

Tallapoosa County Building Department Page: <https://tallaco.com/departments/building/?id=73972>

Tallapoosa County Commission Page: <https://tallaco.com/overview-of-county-government/>

**Summary of Documents Reviewed:**

Appraisal – prepared by Piedmont Appraisers, Inc. (09.10.2021):

- Red-lines attached.
- The appraisers did not list any condition that would limit the contemplated redevelopment.
- The floodplain, however, will limit redevelopment. See attached mark-up of flood map.

Phase I ESA – prepared by Mill Creek Environmental:

- The firm identified one REC (Recognized Environmental Concern), a former fuel pipe, one the site.
- No other REC's were listed, which is good.

LSI Report – prepared by Mill Creek Environmental:

- This is a Phase II ESA “Light.” Phase I ID'd an REC, and this report seeks to address that specific REC.
- The report follows the ASTM standard for Phase II's so we take no issue with it.

Respectfully,



**Austin Hahn, P.E. (AL)**

President

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