



Goodwyn Mills Cawood

2039 Main Street
P.O. Box 1127
Daphne, AL 36526

T (251) 626-2626
F (251) 626-6934

www.gmcnetwork.com

June 26, 2019

Mr. Vince Jackson, Planning Director
Baldwin County Planning and Zoning Department
22251 Palmer Street
Robertsdale, AL 36567

Re: Z-19025

Dear Vince,

It is our understanding that the county has received several emails and letters in opposition to the above referenced case. After review of the letters and emails, it appears most of the concern is in regards to establishing a higher density zoning and possibly setting a precedent.

The application under consideration is to rezone the north 1.27 acres of the 27 acre grand hotel property from TR (Tourist Resort) to HDR (High Density Residential). The current TR Zoning is essentially a commercial zoning that has allowable uses including hotels, motels, country clubs, churches, food service, gift/novelty shops, barber shops, marinas, night clubs, bars, taverns, bed and breakfast, tourist home, convenience stores, restaurants, and offices. The proposed HDR zoning is a residential zoning that has allowable uses of multiple family dwellings, two family dwellings, townhouses, single family dwellings, churches, day care, fire station, school, and country club.

The subject property is owned and operated by RSA as an investment property for the benefit of the numerous state employees invested in the retirement system. We have been exploring development strategies for this specific area for several years and feel that the proposed use of condominiums in this area is a reasonable and appropriate use for the subject property. The proposed rezoning also employs good planning procedures as the proposed HDR zoning would be a step down from the allowable commercial uses with in the TR zoning to the single family residential zoning immediately to the north. It would essentially provide a buffer of privately owned condominiums between the hotels and residence to the north. It should be noted that as the property is currently zoned, numerous commercial uses could be implemented in the same subject area.



In response to the specific items noted in the letter received from the Point Clear Property Owners Association, Inc. (Dated 6/19/19), we offer the following.

1. The proposed HDR zoning is more compatible with the adjoining properties to the north as they both allow residential uses.
2. Condominiums are not a more intrusive use than the existing allowable uses.
3. Low density single family uses will not take place on the subject property regardless of whether or not it is rezoned. As stated above, the proposed zoning follows good planning procedures and provides a step down between the TR zoning and Single Family Zoning.
4. Any traffic concerns will be addressed at the time of development. It should be noted that 12 condominiums would result in significantly less traffic than development of additional hotel rooms and/or a restaurant in the subject area. With this being the only TR zoning in point clear, it is not possible for a precedent to be set. The request to go from TR zoning to HDR zoning is going from a higher zoning category to a lower zoning category (essentially commercial to residential). This would not set a precedent for properties zoned single family residential to be rezoned to HDR, as this would be going from a lower zoning category to a higher zoning category.
5. The proposed zoning is consistent with the current allowable uses within the TR zoning. The proposed zoning is less intrusive than the current zoning.
6. As stated above, the proposed zoning follows good planning procedures and provides a step down between the TR Zoning and Single Family Zoning.
7. The proposed zoning will have no adverse effects on the health, safety, and welfare of the community.

Regarding the submittal procedure of the application, we met with and discussed the application with county staff prior to submittal. County Staff advised that a subdivision is not required for the rezoning.

We respectfully ask for your consideration of approval of the referenced rezoning case. As you always do, we request that this application be reviewed on its technical merit, and not on any unsubstantiated fear of a possible spread of High Density Residential Zoning throughout the area.

Sincerely,

GOODWYN, MILLS & CAWOOD, INC.

Timothy D. Lawley, P.E.

Project Manager

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