

BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 06/07/2018

1 MS. LINDA LEE: Okay.

2 ATTORNEY DAVID CONNER: You made a motion to
3 deny. So yes means that you're recommending denial. No
4 means you're against the motion.

5 MS. LINDA LEE: Spence said yes.

6 COMMISSION MEMBER SPENCE MONROE: Yes.

7 MR. LINDA LEE: Doug Thomas.

8 COMMISSION MEMBER DOUG THOMAS: No.

9 MR. LINDA LEE: Bonnie Lowry.

10 COMMISSION MEMBER BONNIE LOWRY: Yes.

11 MR. LINDA LEE: Daniel Nance.

12 COMMISSION MEMBER DANIEL NANCE: No.

13 MR. LINDA LEE: Sam Davis.

14 CHAIRMAN SAM DAVIS: I would feel differently
15 if it was going to be paved. I personally think gravel
16 is a -- a problem, so I'm going to go with denial on this
17 one for that purpose.

18 MR. LINDA LEE: The motion carries.

19 ATTORNEY DAVID CONNER: Just so everybody in
20 the room knows, this is a recommendation to the County
21 Commission. That recommendation will be a denial of the
22 re-zoning request.

23 However, the Planning Commission -- the County
24 Commission -- will also hold a public hearing and will
25 make the ultimate decision as to whether or not the
26 property is re-zoned.

27

28 **8-B - CASE Z-18028 - LAZZARI PROPERTY**

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1 CHAIRMAN SAM DAVIS: All right. The next case
2 is Z-18028, Lazzari property.

3 MR. VINCE JACKSON: The subject property is
4 located on the northeast corner of County Road 64 and
5 County Road 66 North in Planning District 15. The
6 request involves nineteen (19) acres out of a total of
7 fifty-eight (58) acres.

8 Currently the property is zoned RA, Rural
9 Agricultural. And the request is to re-zone to B-3,
10 which is the General Business designation, in order to
11 allow for a construction company office, warehouse, and
12 possible future commercial development.

13 Once again, the subject property is located on the
14 northeast corner of County Road 64 and County Road 66 in
15 Planning District 15. Here is a survey of the property.
16 And here is the locator map showing the location and the
17 zoning of the surrounding properties.

18 This is an unusual situation because the property is
19 on both side of the road. The nineteen (19) acres in
20 question is the area that the arrow is pointing to.
21 There is the aerial photography. And then we have some
22 pictures.

23 We do feel like this is a reasonable request. And
24 our recommendation is for a recommendation of approval to
25 the County Commission.

26 This property so far has not developed under the
27 Rural Agricultural designation and most likely would not
28 be developed residentially. And we feel that the

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1 requested designation is appropriate at this location.

2 I will be happy to answer any questions you might
3 have.

4 CHAIRMAN SAM DAVIS: Any questions for Vince?

5 COMMISSION MEMBER SPENCE MONROE: Hey, Vince.

6 MR. VINCE JACKSON: Yes, sir.

7 COMMISSION MEMBER SPENCE MONROE: They're just
8 re-zoning the right-hand parcel?

9 MR. VINCE JACKSON: Yes, sir.

10 COMMISSION MEMBER SPENCE MONROE: Okay. So the
11 left-hand parcel is circled on these maps.

12 MR. VINCE JACKSON: It's considered part of the
13 same parcel. And so when we highlight it for the
14 mapping, it all shows up. But the legal description is
15 only for the nineteen (19) acres. And that is all that
16 will be considered.

17 COMMISSION MEMBER SPENCE MONROE: Which is on
18 the east side of the road?

19 MR. VINCE JACKSON: Yes, sir. Yes, sir.

20 COMMISSION MEMBER SPENCE MONROE: Thank you.

21 CHAIRMAN SAM DAVIS: All right. Any other
22 questions for Vince?

23 (No response.)

24 CHAIRMAN SAM DAVIS: Thank, you, Vince.

25 We'll open the public hearing at this point.

26 There's no one signed up in opposition.

27 Eric Lazzari, are you here?

28 (Mr. Eric Lazzari indicates.)

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1 CHAIRMAN SAM DAVIS: All right. You got
2 anything you want us to know?

3 (Mr. Eric Lazzari indicates negatively.)

4 CHAIRMAN SAM DAVIS: Any questions for
5 Mr. Lazzari?

6 (No response.)

7 CHAIRMAN SAM DAVIS: Let me ask it this way:
8 Are there any questions for Mr. Lazzari?

9 MR. ERIC LAZZARI: Any questions for me?

10 (No response.)

11 MR. ERIC LAZZARI: I can kind of tell you what
12 I'm -- I'm going to use this personally for my business,
13 my construction business, and build an office/warehouse
14 type building for my use. And I have a couple people
15 that are interested in doing the same thing.

16 So that's why I'm asking for the zoning change. And
17 we're not farming that property anymore. So we will use
18 part of it for a pasture until I develop it. But I'm
19 only using one acre for what I'm doing, but I wanted to
20 get it all zoned at one time.

21 CHAIRMAN SAM DAVIS: Sure.

22 Any questions for Mr. Lazzari?

23 (No response.)

24 CHAIRMAN SAM DAVIS: All right. Thank you,
25 sir.

26 We'll close the public hearing at this point. Staff
27 has recommended a recommendation of approval to the
28 County Commission. Is there a motion to do so?

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1 COMMISSION MEMBER SPENCE MONROE: I so move.

2 COMMISSION MEMBER BONNIE LOWRY: So moved.

3 CHAIRMAN SAM DAVIS: I think two people made a
4 motion. Is there a second?

5 COMMISSION MEMBER BONNIE LOWRY: Second.

6 CHAIRMAN SAM DAVIS: Okay. There's a motion
7 and a second. All in favor, say aye.

8 (Commission Members say "aye" in unison.)

9 CHAIRMAN SAM DAVIS: All opposed?

10 (No response.)

11 CHAIRMAN SAM DAVIS: The motion carries.

12 MR. VINCE JACKSON: Thank you.

13

14 **8-C - CASE Z-18029 - 1ST AMERICAN INVESTMENTS LLC PROPERTY**

15 CHAIRMAN SAM DAVIS: Next case is Z-18029, 1st
16 American Investments, LLC, property.

17 MS. CELENA BOYKIN: This is a request to
18 re-zone a little over eight (8) acres. The subject
19 property is located in Planning District 22 on the south
20 side of Highway 98 and west of County Road 97.

21 This subject property is currently zoned RA. And
22 the applicant is asking that it be re-zoned to B-4, Major
23 Commercial.

24 The property actually consists of sixteen
25 (16) acres, but the applicant is only asking that the
26 northern eight (8) acres be re-zoned to B-4.

27 The request for the B-4 is for recreational vehicle,
28 automobile, and boat storage. The applicant wants to