

1 CHAIRMAN SAM DAVIS: Motion carries.

2
3 7-E - CASE Z-18021 - MCCLAIN TRAILERS INC PROPERTY

4 CHAIRMAN SAM DAVIS: The next case is Z-18021,
5 McClain Trailers, Inc.

6 MS. LINDA LEE: The applicant is requesting
7 re-zone approximately ten-point-five (10.5) acres from RA
8 to M-1 to allow industrial use of the property and to
9 sell trailers.

10 The subject property is located east side of State
11 Highway 59, north of Hinote Glass Road in Planning
12 District 12. The adjacent property to the north was
13 re-zoned from R-1 to -- I'm sorry -- RA to M-1 in
14 September 2008 for the Ecovery recycling business. The
15 adjoining property to the south and east are zoned RA and
16 have residential uses.

17 The Baldwin County Master Plan provide a future land
18 use designation of rural for the subject property. If
19 re-zoning is approved, the future land use map will be
20 amended to reflect the designation of industrial. The
21 surroundings future land use designations are industrial,
22 rural, and commercial.

23 Staff is not aware of any opposition to this
24 request. On your screen is the site map. This is a
25 survey of the two parcels that are requested to be
26 re-zoned. These are pictures of the subject property and
27 adjacent properties and the property across 59 that is
28 commercial.

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1 CHAIRMAN SAM DAVIS: Any questions for Linda?

2 MS. LINDA LEE: Staff recommends approval of
3 this request.

4 COMMISSION MEMBER SPENCE MONROE: Linda, I just
5 want to make sure. They're looking at both lots being
6 re-zoned; is that correct?

7 MS. LINDA LEE: Correct. The two lots are
8 total of ten-point-five (10.5) acre.

9 COMMISSION MEMBER SPENCE MONROE: Thank you.

10 MS. LINDA LEE: You're welcome.

11 CHAIRMAN SAM DAVIS: Any other questions for
12 Linda?

13 (No response.)

14 CHAIRMAN SAM DAVIS: All right. Would the
15 applicant like to come up? We'll open the public hearing
16 at this point. Where is the applicant?

17 (Ms. Tatiana Braga indicates.)

18 CHAIRMAN SAM DAVIS: Would you like to come up?

19 MS. TATIANA BRAGA: Do I have to?

20 CHAIRMAN SAM DAVIS: You've got opposition, so
21 I'm going to ask you to come up to the mic.

22 (Ms. Tatiana Braga approached the podium.)

23 MS. TATIANA BRAGA: Yes. Hi. My name is
24 Tatiana Braga.

25 CHAIRMAN SAM DAVIS: Thank you. Tell us you
26 what you want to do with the property.

27 MS. TATIANA BRAGA: Oh, I representing the
28 owner. He from Houston. And I doing a design to him.

1 He has a trailer company there in Houston. Is for boat.

2 So he want us to sell trailer for boat here, too. That's
3 what he wants.

4 CHAIRMAN SAM DAVIS: Are they utility trailers,
5 mobile homes? What are they?

6 MS. TATIANA BRAGA: Just for boat.

7 CHAIRMAN SAM DAVIS: What?

8 MS. TATIANA BRAGA: For boat. Yeah, for boat.

9 MS. LINDA LEE: She's saying boat, B-O-A-T,
10 boat. They're boat trailers.

11 CHAIRMAN SAM DAVIS: Oh, boat trailers.

12 MS. LINDA LEE: It's McClain -- It's McClain
13 Trailers. And they're in Houston. They have a boat
14 trailer business. And they want to sell them originally.
15 And they may, in the future, start manufacturing them
16 here. So that's why they're asking for the M-1.

17 CHAIRMAN SAM DAVIS: It's boat trailer.

18 MS. LINDA LEE: Yes.

19 CHAIRMAN SAM DAVIS: Okay.

20 MS. TATIANA BRAGA: Sorry my accent.

21 CHAIRMAN SAM DAVIS: No. That's fine. Thank
22 you.

23 Any questions for this lady from Commission?

24 (No response.)

25 CHAIRMAN SAM DAVIS: All right. Thank you.

26 MS. TATIANA BRAGA: Thank you.

27 CHAIRMAN SAM DAVIS: Oppositions are -- looks
28 like McKinnon.

1 MS. NICOLE MCKINNON: Hi. My name is Nicole
2 McKinnon. I live on Hinote Glass Road. I own one of the
3 large properties that backs right up adjacent to the
4 property that was bought by this company.

5 The reasons we don't want it, there are four houses
6 on this that cross right around this land in here and
7 everything.

8 First thing is the noise issue that we apparently
9 have. Ecovery, they're open twenty-four hours a day.
10 They have constant, constant traffic, burning and
11 pollution.

12 When this -- When they bought this property, this
13 new property, McClain Trailers, there was a home on the
14 property. They came and brought the excavators in a
15 couple week ago and tore down the house without even
16 removing any of the electrical, the asbestos.

17 Now, this house has been up there for fifty-plus
18 years. They dug a hole in the ground and burned it all.
19 Us being residents there, we had black smoke coming up.
20 We've had all these issues, breathing, having the smell,
21 and deal with all this, plus any possible additional
22 pollution, once they do build any of this stuff, any
23 trash or rodents or burning in the ground.

24 Everyone has wells here. And we're worried about
25 our water source currently. Our property values are
26 going to decrease tremendously. And the traffic on
27 Hinote Glass Road -- which, granted, is dirt.

28 But then right on Railroad, it already has some

1 semi's that don't stop as it is. They come out of
2 Ecovery. Now we're going to have additional more traffic
3 that we can't even pull out of our road before getting
4 hit.

5 CHAIRMAN SAM DAVIS: All right. Any questions
6 for Ms. McKinnon?

7 (No response.)

8 CHAIRMAN SAM DAVIS: All right. Thank you.
9 Zachary, did you have anything?

10 MR. ZACHARY MCKINNON: Yes, sir, I do. Hi. My
11 name is Zachary McKinnon. As we moved in there, me and
12 my sister, we -- that's where we went through when we
13 were in high school and we've got neighbors who are
14 farmers.

15 The big thing is, besides just the noise, it's us
16 and our neighbors, we all work unconventional hours. So
17 on top of that, it's already hard for us going and
18 working for sixteen, seventeen, eighteen, twenty-four
19 hours at the time.

20 And you want to go ahead and -- and re-zone what was
21 farmland, what made these pieces of property so appealing
22 to homeowners that came in and bought it out of
23 foreclosure, and you want to go ahead and zone them
24 industrial?

25 Like a lot of our neighbors or our three neighbors,
26 that doesn't make much sense to us. Because we -- I'm a
27 firefighter. I deal with the cancer on the job site. I
28 don't want to deal with, you know, when I come home from

1 work, black smoke and everything, whether it's Ecovery or
2 if they -- with approval, if this trailer company moved
3 in.

4 I deal with -- you know, we deal with it enough. My
5 dad was a firefighter. I'm a firefighter. Our chance to
6 get cancer are up three hundred percent (300%).

7 For me, this is not necessarily the noise. I'm all
8 for industrial. Go ahead and build what you want to
9 build. But for a health standard, you know, pollution
10 that -- that should not be anywhere near us.

11 CHAIRMAN SAM DAVIS: Any questions for
12 Mr. McKinnon?

13 (No response.)

14 CHAIRMAN SAM DAVIS: All right. Thank you.
15 Does staff have anything else to add?

16 MS. LINDA LEE: The only comment I would make
17 is that adjacent to the residential use, that they would
18 be required to have a seventy-five (75) foot buffer,
19 landscaping buffer.

20 COMMISSION MEMBER SPENCE MONROE: Linda, that's
21 all the way around anything adjoining residential?

22 MS. LINDA LEE: Correct. If it's adjacent to
23 residential uses, they would be required to have a
24 seventy-five (75) foot landscaping buffer.

25 COMMISSION MEMBER SPENCE MONROE: Thank you.

26 COMMISSION MEMBER DEWANE HAYES: Linda, what
27 are their operating hours going to be? And, also, what's
28 the difference in M-1 and like a B-2? If they're going

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1 to do trailer -- trailer sales, would that be a B-1 or
2 B-2?

3 MS. LINDA LEE: The sales would probably be a
4 B-4. The reason that we suggested the M-1 was because of
5 the chance that they may want to manufacture, and they
6 are adjacent to M-1. So it was logical, zoning-wise, to
7 be the same on that side of the road.

8 CHAIRMAN SAM DAVIS: Any other questions for
9 Linda?

10 (No response.)

11 CHAIRMAN SAM DAVIS: All right. Thank you.

12 We'll close the public hearing at this point. Staff
13 has recommended a recommendation of approval to the
14 County Commission for this. Is there a recommendation to
15 do so?

16 (No response.)

17 CHAIRMAN SAM DAVIS: Is there a -- is there a
18 motion in the alternative, which would be a
19 recommendation of denial?

20 (No response.)

21 CHAIRMAN SAM DAVIS: Got to have one way or the
22 other, guys.

23 COMMISSION MEMBER KEVIN MURPHY: I'll make a
24 motion to approve.

25 CHAIRMAN SAM DAVIS: All right. There is a
26 motion on the table to recommend approval to the County
27 Commission. Is there a second?

28 COMMISSION MEMBER SPENCE MONROE: I'll second.

1 CHAIRMAN SAM DAVIS: Now there's a second. All
2 in favor, say aye.

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

4 CHAIRMAN SAM DAVIS: All opposed?

5 (No response.)

6 CHAIRMAN SAM DAVIS: Motion carries.
7

8 7-F - CASE Z-18022 AND Z-18023 - THE RESERVE AT DAPHNE PROPERTY

9 CHAIRMAN SAM DAVIS: Next case looks like two
10 cases together, 18022 and 18023, the Reserve at Daphne.

11 MR. VINCE JACKSON: Yes, Mr. Chairman. That's
12 correct. This is a request to re-zone from RA to RSF-2
13 and then an accompanying request for a planned residential
14 develop site plan approval.

15 And if -- if you'll notice in your staff report,
16 this involves three planning districts; Planning District
17 15, 28, and 7, which is actually an un-zoned area.

18 The general location is north of The Reserve at
19 Daphne, Phase I, south of Plantation Hills and east of
20 County Road 54 in Sections 12 and 13, Township 5 South,
21 Row 2 East.

22 The applicant is requesting to re-zone three hundred
23 nine (309) acres from RA to RSF-2, which is a
24 Single-Family designation. And they are also requesting
25 PRD site plan approval for a four hundred seventy (470)
26 acre, six hundred twelve (612) lot planned residential
27 development to be known as The Reserve at Daphne.

28 Once again, here is the location, the general