

BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 CHAIRMAN SAM DAVIS: All right. Is there a
2 second?

3 COMMISSION MEMBER BRANDON BIAS: Second.

4 CHAIRMAN SAM DAVIS: All in favor, say aye.

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

6 CHAIRMAN SAM DAVIS: All opposed?

7 (No response.)

8 CHAIRMAN SAM DAVIS: Carries unanimously.

9 **7C - CASE TA-18001, TEXT AMENDMENT, ARTICLE 2, SECTION 2.3.24**

10 CHAIRMAN SAM DAVIS: Okay. The next one is
11 TA-18001. Could we have a staff report, please?

12 MR. VINCE JACKSON: Yes, sir. This was an
13 amendment to the Baldwin County Zoning Ordinance, Article
14 2, local provisions for Planning District 24, which is
15 Ono Island. And it pertains to food trucks at Ono Island
16 community sport facilities.

17 This proposed Text Amendment actually arose from a
18 request from the property owners association of Ono
19 Island. The property owners association would like to
20 sponsor and host periodic community and social events at
21 the community sport facilities down there. As part of
22 those events, they want to be able to include food
23 trucks.

24 We actually do allow food trucks in the zoning
25 ordinance under the designations which allow fast food
26 restaurants. However, there's no commercial zoning on
27 Ono Island.

28 And so the property owners association tends to be

BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 very conscientious about these things. And they wanted
2 to make sure that there was a mechanism where they could
3 legally have the food trucks.

4 And so short of rezoning property down there, we
5 felt the best option was an amendment to their local
6 provisions.

7 We put together a draft, sent it to them, they made
8 a few comments that we incorporated into the draft, and
9 that's what you see before you.

10 It sets some stipulations as far as number -- hours
11 of operation, frequency and a few other requirements.
12 Anything that would potentially exceed those
13 stipulations, there's a mechanism through the board of
14 adjustment to allow them to do more.

15 We think that this is a reasonable request. As I
16 stated, the property owners association did request this.
17 And I believe you received a copy of the letter from the
18 administrator.

19 And so our recommendation is this be recommended to
20 the County Commission for approval.

21 CHAIRMAN SAM DAVIS: Any questions for Vince on
22 this?

23 (No response.)

24 CHAIRMAN SAM DAVIS: There's no one signed up
25 in favor or against, so there's no litigating on this
26 one.

27 We'll open the public hearing, just for necessity.
28 Not being anyone to speak for or against, we'll now close

BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 the public hearing.

2 Staff recommended a recommendation of approval to
3 the County Commission. Is there a motion to do so?

4 COMMISSION MEMBER ARTHUR OKEN: So moved,
5 Mr. Chairman.

6 CHAIRMAN SAM DAVIS: Is there a second?

7 COMMISSION MEMBER SPENCE MONROE: Second.

8 CHAIRMAN SAM DAVIS: All right. Is there any
9 discussion?

10 (No response.)

11 CHAIRMAN SAM DAVIS: All right. We'll call for
12 a vote. All in favor, say aye.

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

14 CHAIRMAN SAM DAVIS: All opposed?

15 (No response.)

16 CHAIRMAN SAM DAVIS: It carries unanimously.

17 **8 - CONSIDERATION OF APPLICATIONS AND REQUESTS: SUBDIVISION CASES**

18 **8A - CASE S-18031 UNDERWOOD SUBDIVISION**

19 CHAIRMAN SAM DAVIS: The next case 18031,
20 Underwood Subdivision.

21 MR. SETH PETERSON: S-18031, Underwood
22 Subdivision, the applicant is requesting a development
23 permit approval for a proposed three-lot subdivision on
24 Underwood Road.

25 This property is located in District 14. The
26 property is not zoned. It's on the northwest corner of
27 Hanak Lane and Underwood Road. There's three proposed
28 lots. The total acreage is 30.85. And the smallest lot