

BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 12/06/2018

1 COMMISSION MEMBER BONNIE LOWRY: Second.

2 CHAIRMAN SAM DAVIS: Second. All in favor, say
3 aye.

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

5 CHAIRMAN SAM DAVIS: All opposed?

6 (No response.)

7 CHAIRMAN SAM DAVIS: Carries unanimously.

8 MS. LINDA LEE: Thank you.

9

10 **8-C - CASE Z-18054, PREWETT PROPERTY**

11 CHAIRMAN SAM DAVIS: All right. The next one
12 is Z-18054.

13 MS. CELENA BOYKIN: All right. This is a
14 request to re-zone eight-point-seven-four (8.74) acres.
15 The subject property is located just east of County Road
16 13 and just north of County Road 64.

17 The subject property currently zoned RSF-2. The
18 applicant is requesting it be re-zoned to B-1, which is a
19 Professional Business District. Their request for the
20 B-1 is to allow for four (4) office buildings that will
21 be around five thousand (5,000) square foot each.

22 As you can see on the zoning map, the subject
23 property is surrounded by RSF-2. To the west of the
24 subject property, the west side of County Road 13, most
25 of that property is located in City of Daphne. And on
26 that larger parcel, there is fixing to be apartments
27 being built. And to the north of that and to the west of
28 that there is a business park.

BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 12/06/2018

1 Here are pictures of the subject property and also
2 the adjoining property. Here is a site plan of what the
3 applicant plans to do on this property. And this is just
4 an example of what they would like the office buildings
5 to look like.

6 Staff has recommended approval of this and sees no
7 issues with their request.

8 CHAIRMAN SAM DAVIS: Any questions for Celena?

9 (No response.)

10 CHAIRMAN SAM DAVIS: All right. Thank you,
11 Celena. There is no opposition to this. We have three
12 people signed up to speak in favor. There's the
13 owner -- Who is the owner?

14 (Mr. Travis Prewett indicates.)

15 CHAIRMAN SAM DAVIS: Travis?

16 MR. TRAVIS PREWETT: Yes. Travis Prewett.

17 CHAIRMAN SAM DAVIS: Okay. Do you have
18 anything you'd like for us to know?

19 MR. TRAVIS PREWETT: Any questions for
20 Mr. Prewett?

21 COMMISSION MEMBER SPENCE MONROE: Yeah. You're
22 just going to build four (4) buildings to lease out?

23 MR. TRAVIS PREWETT: I'm going to -- I'm
24 planning to owner occupy part of one of the buildings.

25 COMMISSION MEMBER SPENCE MONROE: Okay.

26 CHAIRMAN SAM DAVIS: Looks like they're going
27 to be nice. All right. Thank you, sir.

28 Vincent Nicholson, you got anything you'd like for

BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 12/06/2018

1 us to know?

2 MR. VINCENT NICHOLSON: I am Vince Nicholson.

3 My family owns the property just south along 13 and
4 another parcel adjoining that along 64.

5 We are in complete favor of the re-zoning, as we
6 are, as well, planning to re-zone. One concern I have
7 for one of the neighbors to that property, abuts that
8 property on the south property line, there is a drainage
9 easement that we thought was there. And it really needs
10 to be retained doing any development, as well as it
11 serves as a driveway for some of the property owners that
12 live along the southern property line.

13 And I was told they would consider that. Because
14 the traffic count is so high along 13 as well as 64, that
15 rear access to their property is sort of critical to them
16 on a daily basis.

17 So, you know, if you will, would you consider that,
18 as well as the owner, just allowing them to have that
19 easement?

20 It looks like there is plenty of room. So that's,
21 you know -- that's the only thing. But, for the most
22 part, we're getting ready to re-zone business. And we
23 are in favor of it. Thank you.

24 CHAIRMAN SAM DAVIS: Okay. Any questions for
25 Mr. Nicholson?

26 (No response.)

27 CHAIRMAN SAM DAVIS: Thank you.

28 Stuart Smith, you got anything you want us to know?

BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 12/06/2018

1 MR. STUART SMITH: Only if you have questions.

2 CHAIRMAN SAM DAVIS: Any questions for Stuart?

3 (No response.)

4 CHAIRMAN SAM DAVIS: Looks like there's none.

5 Okay. We'll close the public hearing at this point.

6 Staff, anything else?

7 MS. CELENA BOYKIN: (Indicates negatively.)

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

10 MS. CELENA BOYKIN: As far as the drainage,
11 that -- they will have to submit a drainage plan when
12 they plan to start building. That will be reviewed by
13 Seth or one of the engineers.

14 CHAIRMAN SAM DAVIS: All right. Thank you,
15 Celena.

16 Staff has recommended approval. This will be a
17 recommendation to the County Commission to approve. Is
18 there a motion to do so?

19 COMMISSION MEMBER ARTHUR OKEN: So moved,
20 Mr. Chairman.

21 CHAIRMAN SAM DAVIS: There is a motion to
22 recommend approval to the County Commission. Is there a
23 second?

24 COMMISSION MEMBER SPENCE MONROE: Second.

25 CHAIRMAN SAM DAVIS: There is a second. All in
26 favor, say aye.

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

28 CHAIRMAN SAM DAVIS: All opposed?

1 (No response.)

2 CHAIRMAN SAM DAVIS: Carries unanimously.

3

4 **8-D - CASE Z-18055, SMITH PROPERTY**

5 CHAIRMAN SAM DAVIS: Okay. We're up to the
6 case we're looking for, obviously, is the last one, Case
7 Z-18055, Smith property.

8 MR. VINCE JACKSON: The applicant is requesting
9 to re-zone approximately five-point-two-three (5.23)
10 acres from RA, Rural Agricultural District, to B-4, Major
11 Commercial District.

12 The proposed uses would be transitional housing and
13 repurposing of shipping containers into structures such
14 as small, tiny dwellings where residents of transitional
15 housing would be employed. And small engine repair has
16 also been mentioned as a possible use.

17 The transitional housing would be to analogous to a
18 dormitory. And the repurposing of the shipping
19 containers would be analogous to manufactured housing
20 service and repair.

21 These two uses, along with the small engine repair,
22 would be allowed by right under the proposed B-4
23 destination.

24 The subject property is located on south side of
25 River Road, north of Stix River in Planning District 12.
26 Before you is the locator map showing the subject
27 property and the surrounding zoning.

28 As you can see, the parcels surrounding are all