

1 CHAIRMAN SAM DAVIS: Okay. There is a second.

2 All in favor, say aye.

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

4 CHAIRMAN SAM DAVIS: All opposed?

5 (No response.)

6 CHAIRMAN SAM DAVIS: Carries unanimously.

7

8 **8-C - CASE Z-19003, GLEAVES PROPERTY**

9 CHAIRMAN SAM DAVIS: Okay. Next case is
10 Z-19003, Gleaves property. I believe I'm pronouncing
11 that right.

12 MS. CELENA BOYKIN: That's right. This is a
13 request to re-zone a little over five (5) acres. The
14 subject property currently zoned RSF-E. And the
15 applicant is asking that it be re-zoned RR.

16 The subject property is located on the east side of
17 Buzbee Road in Planning District 10. As you see, it's
18 currently zoned RSF-E, which is a Residential
19 Single-Family. The applicant is requesting RR, which is
20 a Rural District.

21 The purpose -- the reason the applicant is asking
22 for RR is because currently there is a home. The
23 applicant lives on this parcel, and also it is used with
24 RV storage, boat storage. And there is multiple storage
25 buildings on this.

26 This -- this use existed before the planning
27 district became zoned in 2007. Staff is not sure why it
28 was zoned as residential. But they asking for RR, which

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1 would make it compliant with having a home and a
2 business.

3 If they receive the RR zoning, they will have to go
4 back to the Board of Adjustment and ask for a special
5 exception to have final approval.

6 And here is a photo of the current property. You
7 can see there are storage buildings in the front, the
8 home is in the center of the parcel, and the boat and RV
9 storage is in the rear of the property.

10 You can tell it already has quite a bit of a buffer
11 around the property. Here is some pictures of the uses,
12 the home, and the storage buildings.

13 There is a subdivision that is adjacent to it, just
14 to the north. It's located -- It's hard to see. It's in
15 the city limits of Spanish Fort.

16 The applicant also stated that many people that live
17 in the subdivision use the storage units to store boats
18 and RV's.

19 The applicant is planing to sell her property. And
20 she would like to have it where it meets the zoning
21 standards. So that's why she is asking for the RR. And
22 then she will go back and ask for a special exception.

23 Staff has recommended approval. And that's all I
24 have.

25 CHAIRMAN SAM DAVIS: Okay. Any questions for
26 Celena?

27 COMMISSION MEMBER DEWANE HAYES: When were the
28 storage units built?

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1 MS. CELENA BOYKIN: It was before 2007, before
2 Planning District 10 became zoned. You'd have to ask the
3 applicant of the exact year.

4 COMMISSION MEMBER DEWANE HAYES: Okay. I'm
5 sitting here in awe.

6 MS. CELENA BOYKIN: The applicant stated they
7 were built in 2002.

8 COMMISSION MEMBER DEWANE HAYES: I was
9 wondering how they got a permit to build -- a building
10 permit to build -- on residential to build storage units.

11 MS. CELENA BOYKIN: It -- it was un-zoned at
12 the time when they built those storage units.

13 CHAIRMAN SAM DAVIS: Any other questions for
14 Celena?

15 (No response.)

16 CHAIRMAN SAM DAVIS: Thank you, Celena.

17 MS. CELENA BOYKIN: Thank you.

18 CHAIRMAN SAM DAVIS: All right. There is no
19 opposition to this. Would the applicant or Elizabeth
20 Brown like for the Commission to know anything?

21 MS. ELIZABETH BROWN: (Indicates
22 affirmatively.)

23 CHAIRMAN SAM DAVIS: All right. Come on up to
24 the mic.

25 MS. ELIZABETH BROWN: I'm Elizabeth Brown. I
26 live on Stagecoach Road, but the property that is
27 adjacent to her property I own also.

28 The only question I've got is how is it going to

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1 affect my taxes?

2 CHAIRMAN SAM DAVIS: You own the property
3 adjacent to it?

4 MS. ELIZABETH BROWN: Yes.

5 CHAIRMAN SAM DAVIS: Staff can correct me if
6 I'm wrong, but the use of adjoining property does not
7 affect you tax base. It's based on what you're using
8 your property for.

9 MS. ELIZABETH BROWN: I own this down here. On
10 the paper, it's the property in green.

11 ATTORNEY DAVID CONNER: The tax assessment and
12 the tax bills on based on the fair market value of the
13 property. Your property is already located adjacent to
14 what's there.

15 The mere fact that it's being re-zoned to allow for
16 that same type of use is not likely to affect your taxes.
17 But as that property is developed and other properties in
18 the area develops, it's possible that everyone's taxes
19 would increase over time based on appreciation of value.

20 MS. ELIZABETH BROWN: Okay.

21 ATTORNEY DAVID CONNER: But it would depend on
22 how that property and other surrounding properties are
23 developed.

24 MS. ELIZABETH BROWN: Okay. Thank you.

25 CHAIRMAN SAM DAVIS: Ms. Gleaves, do you have
26 anything you'd like for us to know?

27 MS. JOYCE GLEAVES: No, sir. Thank you.

28 CHAIRMAN SAM DAVIS: Okay. Any other questions

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1 for staff?

2 COMMISSION MEMBER DEWANE HAYES: They're
3 putting this up for sale; is that right, Celena?

4 MS. CELENA BOYKIN: That's correct, yes.

5 CHAIRMAN SAM DAVIS: Any other questions for
6 staff?

7 (No response.)

8 CHAIRMAN SAM DAVIS: We'll close the public
9 hearing at this point. Staff has recommended a
10 recommendation of approval to the County Commission. Is
11 there a motion to do so?

12 COMMISSION MEMBER DANIEL NANCE: Motion to
13 approve.

14 CHAIRMAN SAM DAVIS: Okay. There is a motion
15 to recommend approval to the County Commission. Is there
16 a second?

17 COMMISSION MEMBER DEWANE HAYES: I'll second.

18 CHAIRMAN SAM DAVIS: Okay. There is a second.
19 All in favor, say aye.

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

21 CHAIRMAN SAM DAVIS: All opposed?

22 (No response.)

23 CHAIRMAN SAM DAVIS: Unanimous carry.

24

25 **9 - PUBLIC COMMENT: BALDWIN COUNTY FLOOD HAZARD MANAGEMENT PLAN**

26 CHAIRMAN SAM DAVIS: All right. It looks like
27 we're -- do we have something on floods?

28 MR. VINCE JACKSON: Yes, and I'll explain.