

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 02/07/2019

1 with surrounding land uses and development patterns.

2 So we need to -- you know, we need to be able to  
3 talk about that. And, you know, we're certainly willing  
4 to work with people and -- and see -- see what options  
5 there might be that could lead us to a positive  
6 recommendation.

7 CHAIRMAN SAM DAVIS: All right. If there are  
8 no other questions for Vince, staff has recommended a  
9 recommendation to the Commission of denial. Is there a  
10 motion to do that?

11 COMMISSION MEMBER ARTHUR OKEN: Mr. --

12 COMMISSION MEMBER BONNIE LOWRY: Motion to --

13 COMMISSION MEMBER ARTHUR OKEN: -- Chairman, in  
14 light of the comments set forth by staff in their report  
15 and that we -- we heard in the public hearing, I  
16 recommend that we recommend to the County Commission  
17 denial, disapproval of this request.

18 CHAIRMAN SAM DAVIS: Okay. I heard the motion.  
19 Is there a second?

20 COMMISSION MEMBER BONNIE LOWRY: Second.

21 CHAIRMAN SAM DAVIS: There is a second. All in  
22 favor, say aye.

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

24 CHAIRMAN SAM DAVIS: All opposed?

25 (No response.)

26 CHAIRMAN SAM DAVIS: Motion carries.

27

28 8-C - CASE Z-19006, WILLIS PROPERTY

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1 CHAIRMAN SAM DAVIS: The next case is Z- 19006,  
2 Willis property.

3 MS. LINDA LEE: Subject property is currently  
4 zoned RSF-1, Single-Family District, and unoccupied. The  
5 property is adjoining Old Fort Morgan Trail West to the  
6 north. The adjoining property to the north is  
7 residential. The adjoining property to the south, east,  
8 and west are vacant.

9 The requested zoning destination is RSF-2,  
10 Single-Family District. According to the applicant, the  
11 purpose of this request is to allow for the existing  
12 parcels to be divided into three (3) lots to give to  
13 family members.

14 This application was originally submitted as a  
15 request for RSF-4, Single-Family District, and was  
16 recommended for approval on November 1, 2018. It has  
17 been returned to the Planning Commission in order to  
18 re-advertised as request for RSF-2, Single-Family  
19 District.

20 The subject property is located at 13790 Old Fort  
21 Morgan Trail in Planning District 25. The property  
22 consists of approximately one-point-four (1.4) acres.

23 Planning District 25 was zoned November of 1993.  
24 Based on the descriptions for the zoning destinations at  
25 that time, the lots in this area was zoned to provided a  
26 low-density, residential environment.

27 Most of the lots in this area meet or exceed the  
28 minimum lot area for RSF-1. There are several lots that,

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1 based on today's zoning destination, would be more inline  
2 with the RSF-2 destination.

3 The proposed lots would be approximately twenty  
4 thousand, one hundred sixty-six (20,166) square feet with  
5 a lot width of eighty-point-six-six (80.66) if subdivided  
6 equally as stated by the applicant. The proposed lots  
7 would meet the minimum lot area and minimum lot width of  
8 the RSF-2 destination.

9 The Fort Morgan Planning and Zoning Advisory  
10 Committee recommended approval of this re-zoning request.  
11 The property is in the City of Gulf Shores' planning  
12 jurisdiction.

13 There is an opposition letter in the staff report.  
14 It was from the previous request for RSF-4. Staff isn't  
15 aware of any opposition to the RSF-2 request.

16 Staff is recommending approval of the re-zoning  
17 request. However, the applicant will have to meet  
18 subdivision regulations pertaining to lot size and  
19 available of utilities. And I'll answer any questions  
20 you may have for me.

21 CHAIRMAN SAM DAVIS: Any questions for Linda?

22 (No response.)

23 CHAIRMAN SAM DAVIS: Thank you, Linda.

24 MS. LINDA LEE: You're welcome.

25 CHAIRMAN SAM DAVIS: Apparently there is no one  
26 here to speak for or against this particular application.  
27 I would ask is there anyone here that failed to sign up?

28 (An audience member indicating.)

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1 CHAIRMAN SAM DAVIS: Okay.

2 (An audience member approached the podium.)

3 THE COURT REPORTER: State your name.

4 MR. CHAD WILLIS: I'm Chad Willis, the  
5 owner/applicant. Yeah, it's pretty straightforward. I  
6 did apply before as an RSF-4. I was trying to get the  
7 maximum usage of out property. But after meeting with  
8 substantial opposition to that destination, I have talked  
9 to neighbors, and everybody is in agreement that they  
10 would be fine with the RSF-2 destination.

11 That will still allow me to do what I want to do  
12 with the property. So that's pretty much it. If I could  
13 get that done, that would be great.

14 CHAIRMAN SAM DAVIS: Sounds good. Any  
15 questions for Mr. Willis.

16 (No response.)

17 CHAIRMAN SAM DAVIS: Okay.

18 COMMISSION MEMBER BONNIE LOWRY: Mr. --

19 CHAIRMAN SAM DAVIS: Oh, I'm sorry. Go ahead.

20 COMMISSION MEMBER BONNIE LOWRY: Mr. Willis.

21 MR. CHAD WILLIS: Yes.

22 COMMISSION MEMBER BONNIE LOWRY: Originally you  
23 had asked for an RSF-4. You were -- you were going to  
24 put four (4) lots on this property?

25 MR. CHAD WILLIS: Correct. Four (4) lots at  
26 fifteen thousand (15,000) square feet per lot, which the  
27 RSF-4 was actually seventy-five hundred (7,500) --

28 COMMISSION MEMBER BONNIE LOWRY: Yeah.

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1 MR. CHAD WILLIS: -- the minimum lot size. Now  
2 it would be twenty thousand (20,000) per lot.

3 COMMISSION MEMBER BONNIE LOWRY: Okay. The  
4 streets that are around this lot, the roads, they're not  
5 in the best of shape. And one of them is almost a trail.

6 MR. CHAD WILLIS: Right. Well, we've been  
7 working on that. There is actually a coalition of  
8 neighbors that work down there. And I'm actually the  
9 head of that effort to collect money for that.

10 We have already made some improvements as of last  
11 week. And we've got money in the bank. We're looking at  
12 doing some more in the future.

13 COMMISSION MEMBER BONNIE LOWRY: Are there  
14 going to be any improvement on your behalf on any of the  
15 egress into the property?

16 MR. CHAD WILLIS: Well, this is not like a -- I  
17 think you're thinking of a --

18 COMMISSION MEMBER BONNIE LOWRY: I mean, you're  
19 going to have three additional families down there, you  
20 know.

21 MR. CHAD WILLIS: No, not really. This is just  
22 really more of a subdivide, not necessarily we're going  
23 to have three houses built there. Maybe in the future,  
24 but this is not something that's going to happen  
25 immediately.

26 COMMISSION MEMBER BONNIE LOWRY: This is  
27 basically, as I understand it, for your family?

28 MR. CHAD WILLIS: Right. Correct.

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1 COMMISSION MEMBER BONNIE LOWRY: Okay. Thank  
2 you.

3 CHAIRMAN SAM DAVIS: Any other questions for  
4 Mr. Willis?

5 (No response.)

6 CHAIRMAN SAM DAVIS: Thank you. We'll close  
7 the public hearing at this point. Does staff have  
8 anything else for us?

9 MS. LINDA LEE: No, sir.

10 CHAIRMAN SAM DAVIS: Okay. This is a -- would  
11 be a recommendation to the Commission for approval. Is  
12 there a motion to do so?

13 COMMISSION MEMBER BONNIE LOWRY: So moved,  
14 Mr. Chairman.

15 CHAIRMAN SAM DAVIS: Okay. We have a motion to  
16 recommend approval. Is there a second?

17 COMMISSION MEMBER ARTHUR OKEN: Second,  
18 Mr. Chairman.

19 CHAIRMAN SAM DAVIS: We have a second. All in  
20 favor, say aye.

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

22 CHAIRMAN SAM DAVIS: All opposed?

23 (No response.)

24 CHAIRMAN SAM DAVIS: Unanimous once again.

25

26 **8-D - CASE Z-19007, EASY LIKE THAT LLC PROPERTY**

27 CHAIRMAN SAM DAVIS: The next case is Z-19007,  
28 Easy Like That, LLC.