

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

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.

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1 MS. LINDA LEE: The subject property, which
2 consists of thirteen-point-four (13.4) acres, is
3 currently zoned RA, Rural Agricultural District. The
4 destination of RV-1, Recreational Vehicle Park District
5 has been requested for the purpose of establishing an RV
6 park with amenities and small country store.

7 This application was originally submitted as a
8 request for B-4, Major Commercial District, and was
9 recommended for approval on November 1, 2018. It has
10 been returned to the Planning Commission in order to be
11 re-advertised as a request for RV-1, Recreational Vehicle
12 Park District.

13 The subject property is located at 28379 US
14 Highway 98 in Planning District 22. The adjoining
15 properties are residential, commercial, and agricultural.
16 There are numerous commercial and industrial zoning
17 designations in this area.

18 The Baldwin County Master Plan provides a future
19 land use designation of agricultural for the subject
20 property. Approval of the re-zoning will result in
21 amendment of the Future Land Use Map to commercial.

22 On your screen is the site map. These are pictures
23 of the subject property and the adjacent properties to
24 the west and east. And this is the proposed site plan
25 for the RV park.

26 This is the map showing the numerous properties in
27 the area that have been re-zoned. Staff is recommending
28 approval of this request. And I'll answer any question

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1 that you may have for me.

2 CHAIRMAN SAM DAVIS: Any questions for Linda?

3 COMMISSION MEMBER BONNIE LOWRY: Linda, I have
4 just an informational question.

5 MS. LINDA LEE: Yes, ma'am.

6 COMMISSION MEMBER BONNIE LOWRY: How many RVs
7 are approved for one acre?

8 MS. LINDA LEE: We have two -- RV-1 will allow
9 fifteen (15) sites.

10 COMMISSION MEMBER BONNIE LOWRY: Fifteen (15).
11 Okay. Thank you.

12 MS. LINDA LEE: You're welcome.

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

15 (No response.)

16 CHAIRMAN SAM DAVIS: Okay. There is no
17 opposition to this application. We have one person
18 signed up, Lydia Franz, in support.

19 MS. LYDIA FRANZ: I don't really have anything
20 to say unless y'all have questions.

21 CHAIRMAN SAM DAVIS: Come on up to the mic so
22 we can be sure.

23 (Ms. Lydia Franz approached the podium.)

24 CHAIRMAN SAM DAVIS: You're the developer?

25 MS. LYDIA FRANZ: Yes.

26 CHAIRMAN SAM DAVIS: Okay. Any questions for
27 Ms. Franz?

28 (No response.)

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1 CHAIRMAN SAM DAVIS: Okay. Guess not. Thank
2 you.

3 MS. LYDIA FRANZ: I would just like to mention
4 we're not trying to get fifteen (15) lots per acre.

5 COMMISSION MEMBER BONNIE LOWRY: Well, I
6 just -- we really wanted to know the maximum. I know you
7 are under that with a hundred (100), but --

8 MS. LYDIA FRANZ: Yes, ma'am. I appreciate
9 that.

10 COMMISSION MEMBER BONNIE LOWRY: -- I was
11 asking the question.

12 CHAIRMAN SAM DAVIS: All right. We'll close
13 the public hearing at this point. Staff had recommended
14 approval. There is no opposition. This would be a
15 recommendation to the County Commission. So is there a
16 motion to do so?

17 COMMISSION MEMBER DANIEL NANCE: Motion to
18 approve.

19 CHAIRMAN SAM DAVIS: Okay. There is a motion
20 to recommend approval. Is there a second?

21 COMMISSION MEMBER DOUG THOMAS: Second.

22 CHAIRMAN SAM DAVIS: Okay. We have a second.
23 All in favor, say aye.

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

25 CHAIRMAN SAM DAVIS: All opposed?

26 (No response.)

27 CHAIRMAN SAM DAVIS: Unanimous again.

28 MS. LINDA LEE: Thank you.