

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 05/02/2019

1 DAVIS: Okay. There is a motion to recommend denial to  
2 the County Commission. Is there a second?

3 COMMISSION MEMBER BRANDON BIAS: Second.

4 PLANNING AND ZONING COMMISSION CHAIRMAN SAM

5 DAVIS: There is a second. All in favor, say aye.

6 (Commission Members say "aye" in unison.

7 PLANNING AND ZONING COMMISSION CHAIRMAN SAM

8 DAVIS: All opposed?

9 (No response.)

10 PLANNING AND ZONING COMMISSION CHAIRMAN SAM

11 DAVIS: The motion is unanimous to recommend denial.

12  
13 8-C - CASE Z-19017, CHILDRESS PROPERTY

14 PLANNING AND ZONING COMMISSION CHAIRMAN SAM

15 DAVIS: Okay. The next case is Z-19017, Childress  
16 property. Can we have a staff report?

17 MS. CELENA BOYKIN: This is request to re-zone  
18 five-point-four (5.4) -- five-point-four (5.4) acres from  
19 Rural Agricultural to B-4, Major Commercial.

20 The applicant is asking for B-4 to allow boat and RV  
21 storage on the subject property. The property is located  
22 on the west side of Highway 59, just south of  
23 Childress -- Childress Drive in Planning District 12.

24 As you can see from the zoning map, the subject  
25 property, there is an adjacent B-4 to the south. A lot  
26 of this area is zoned Commercial. There are a few  
27 parcels that are zoned Industrial.

28 To the north and west of the subject property, that

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1 parcel is in the city limits of Robertsedale. And it has;  
2 their water tower and like a utility barn on there.

3 Here's the aerial. Here's some pictures of the  
4 surrounding property. You can see it's mostly  
5 commercial. Staff has recommended approval of this  
6 zoning and see no issues with this request.

7 PLANNING AND ZONING COMMISSION CHAIRMAN SAM

8 DAVIS: Okay. Any questions?

9 (No response.)

10 PLANNING AND ZONING COMMISSION CHAIRMAN SAM

11 DAVIS: Okay. Thank you.

12 MS. CELENA BOYKIN: Thank you.

13 PLANNING AND ZONING COMMISSION CHAIRMAN SAM

14 DAVIS: We'll open the public hearing at this point.  
15 There is no one signed up in opposition. Jill Floyd is  
16 representing the owner.

17 Jill, do you have anything you'd like to say to the  
18 Commission?

19 MS. JILL FLOYD: Not at this time.

20 PLANNING AND ZONING COMMISSION CHAIRMAN SAM

21 DAVIS: Any questions for Ms. Floyd from the Commission?

22 (No response.)

23 PLANNING AND ZONING COMMISSION CHAIRMAN SAM

24 DAVIS: Okay. We'll close the public hearing at this  
25 point. Staff has recommended approval. This will be a  
26 recommendation to the County Commission. Is there a  
27 motion to do so?

28 COMMISSION MEMBER BRANDON BIAS: Mr. Chairman.

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1 I make a recommendation that we --

2 COMMISSION MEMBER KEVIN MURPHY: And I second.

3 PLANNING AND ZONING COMMISSION CHAIRMAN SAM

4 DAVIS: Okay. There is a motion to recommend approval  
5 and a second. All in favor, say aye.

6 (Commission Members say "aye" in unison.

7 PLANNING AND ZONING COMMISSION CHAIRMAN SAM

8 DAVIS: All opposed?

9 (No response.)

10 PLANNING AND ZONING COMMISSION CHAIRMAN SAM

11 DAVIS: Carries unanimously.

12

13 8-D - CASE Z-19019, BREEDIN PROPERTY

14 PLANNING AND ZONING COMMISSION CHAIRMAN SAM

15 DAVIS: Okay. The next case is Z-19019, Breedin  
16 property.

17 MS. CELENA BOYKIN: The next request is to  
18 re-zone four-point-three (4.3) acres. It's currently  
19 zoned B-2. The applicant asking that it be re-zoned B-3  
20 to allow for an animal clinic with kennels and boarding.

21 The subject property is located on the east side of  
22 181, just north of Milton Jones Road in Planning District  
23 15. You can see the property to the north is zoned F-2,  
24 to the east and south is RSF-E, and to the west -- in  
25 the -- to the west, the property is located in the City  
26 of Daphne.

27 And I did check the City of Daphne's zoning map, and  
28 it has their B-3 zoning on it. And then there's other