

Miranda N. McKinnon

From: Vince Jackson
Sent: Monday, June 17, 2019 3:54 PM
To: Jeb Ball; Joe Davis; Billie Jo Underwood; Charles F. Gruber
Cc: Wayne Dyess; Anu Gary; Monica Taylor; Miranda N. McKinnon; Michelle Howard; Tawanda Gulley; Victoria Key; Celena Boykin
Subject: FW: <EXTERNAL> Vet Clinic Rezone - Hwy 181 Daphne
Attachments: Potential Building Concepts.pdf

Commissioners:

The email listed below and attached building concepts were sent to me by the applicant for Case Z-19019, Breedin Property. This is the request to rezone approximately 4.3 acres, located on State Highway 181 in Planning District 15, from B-2, Local Business District, to B-3, General Business District, in order to construct an animal clinic with kennels and boarding.

If you should have any questions or should need additional information, please let me know.

Thanks,

Vince

From: larry@secivil.pro [mailto:larry@secivil.pro]
Sent: Monday, June 17, 2019 2:19 PM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> Vet Clinic Rezone - Hwy 181 Daphne

Vince,

If you could pass on the following information to the Commissioners, I would appreciate it. I spoke with my client about the concerns about rezoning the property versus a conditional use. The biggest issue with the conditional use is time. My client is a veterinarian who is looking to purchase the property and put a 1.5-2 million dollar vet clinic on the property. He is currently attending clinic design workshops where he is working on the new design, but before he spends too much money on property he doesn't own and a use that isn't guaranteed by right, he would prefer to seek the rezoning. As you know, conditional use approval requires a site plan. Until he gets a better handle on the building layout and orientation, we cannot come up with a realistic site plan.

The other issue at hand is my clients current contract does not have enough time to stop now and proceed down the Conditional Use/Special Exception process. If we would have received negative feedback along the way, we may have had time to alter course. However, with no objections from the city of Daphne, recommendation of approval by staff, and full support of the planning commission, we continued down this route.

I respectfully request you consider this when making your decision. Attached are some photos of building concepts that he is looking at for the animal clinic. I hope this helps.

Larry Smith, PE
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Fairhope, Alabama 36532
251-990-6566 phone

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Potential Building Concepts







