

1 8-C - CASE Z-19029, MIDDLETON PROPERTY

2 PLANNING AND ZONING COMMISSION CHAIRMAN SAM
3 DAVIS: All right. The next case is Z-19029,
4 Middleton Property. Do we have staff report on it?

5 MR. VINCE JACKSON: This request involves
6 two parcels, which together consist of 6.25 acres.
7 The subject properties are currently zoned RSF-E,
8 which is the single-family residential estate
9 district.

10 The properties adjoin State Highway 59 to
11 the east and Rawls Road to the west. The adjoining
12 properties are residentials, agricultural, and
13 commercial. The requested designation is B-4, which
14 is the major commercial district.

15 And according to the information provided,
16 the purpose of the request is to promote the highest
17 and best use of the property with direct access to a
18 major traffic arterial. Proposed uses include RV
19 and boat storage, both indoor and outdoor, and
20 potential mini storage units.

21 Subject property is located on the west side
22 of State Highway 59, east of Rawls Road and north of
23 Devine Road in Planning District 12. Here's the
24 locator map showing the subject property. And you
25 can see the zoning of the surrounding parcels.

26 There is adjacent B-4 to the south, which is
27 the designation that has been requested, and there
28 is adjacent B-3 to the north with another area B-4

1 further north. And then here's the aerial.

2 And here's a map provided by the applicant
3 showing the property dimensions of the two parcels,
4 and then here are the pictures. As you can see with
5 the first picture, there is existing commercial
6 activity on the property. There are also accessory
7 structures and an existing dwelling.

8 And then here we have the adjoining
9 properties. And if you'll notice, the adjoining
10 property to the south is an existing business. And
11 this property is also zoned B-4, which is the major
12 commercial designation.

13 The staff recommends that this application
14 be recommended for approval to the County
15 Commission. And I would point out that with mini
16 storage, that can also be allowed by right under the
17 B-3 designation. With the boat and RV storage, that
18 raises it to the level that would meet a
19 conditional-use approval.

20 So B-3 could be applied in this situation,
21 but conditional use would be needed for the boat and
22 RV storage. In order to have that by right, you
23 need the B-4, major commercial, and that is what the
24 applicant has requested.

25 We feel like the B-4 is consistent because
26 of adjacent B-4. This area of Highway 59 has been
27 in transition for a number of years, and we feel
28 like that this rezoning is going to be consistent

1 with the development trends in the area.

2 If there is any hesitancy towards
3 recommending B-4, however, staff would encourage
4 consideration of B-3. However, this would require a
5 submission of a new application. And those are all
6 my comments at this time.

7 PLANNING AND ZONING COMMISSION CHAIRMAN SAM
8 DAVIS: Any questions for Vince?

9 (No Response.)

10 PLANNING AND ZONING COMMISSION CHAIRMAN SAM
11 DAVIS: Thank you, Vince. We'll open the public
12 hearing at this point. There is no one signed up in
13 opposition. Tom Granger is here representing the
14 applicant.

15 MR. TOM GRANGER: I'm here to answer any
16 questions you have.

17 PLANNING AND ZONING COMMISSION CHAIRMAN SAM
18 DAVIS: All right. Is there any questions for Tom?

19 (No Response.)

20 PLANNING AND ZONING COMMISSION CHAIRMAN SAM
21 DAVIS: Okay. We'll close the public hearing at
22 this point. Staff has recommended approval. Is
23 there any further questions for staff?

24 (No Response.)

25 PLANNING AND ZONING COMMISSION CHAIRMAN SAM
26 DAVIS: All right. Staff's recommended approval.
27 This would be a recommendation to the County
28 Commission. Is there a motion to recommend

1 rezoning?

2 COMMISSION MEMBER DANIEL NANCE: I motion to
3 approve as presented.

4 PLANNING AND ZONING COMMISSION CHAIRMAN SAM
5 DAVIS: Okay. There's a motion to recommend
6 approval to the Commission. Is there a second?

7 COMMISSION MEMBER BONNIE LOWRY: Second.

8 PLANNING AND ZONING COMMISSION CHAIRMAN SAM
9 DAVIS: Thank you. Can we have roll call vote?

10 MR. VINCE JACKSON: Mr. Murphy?

11 COMMISSION MEMBER KEVIN MURPHY: Yes.

12 MR. VINCE JACKSON: Ms. Lowry?

13 (No Response.)

14 MR. VINCE JACKSON: Ms. Lowry?

15 COMMISSION MEMBER BONNIE LOWRY: Yes.

16 MR. VINCE JACKSON: Mr. Nance?

17 COMMISSION MEMBER DANIEL NANCE: Yes.

18 MR. VINCE JACKSON: And Mr. Bias?

19 COMMISSION MEMBER BRANDON BIAS: Yes.

20 MR. VINCE JACKSON: Motion carries

21 unanimously.

22 PLANNING AND ZONING COMMISSION CHAIRMAN SAM

23 DAVIS: Thank you.

24

25 8-A - CASE Z-19025, RETIREMENT SYSTEMS OF ALABAMA

26 PLANNING AND ZONING COMMISSION CHAIRMAN SAM

27 DAVIS: Okay. The last case of the night is Case

28 Z-19025, Retirement Systems of Alabama. Do we have