

1 Mr. Smith?

2 (No response.)

3 PLANNING AND ZONING COMMISSION CHAIRMAN

4 SAM DAVIS: Okay. Thank you.

5 The public hearing is now closed. Staff
6 recommended approval. There is no opposition.
7 And this will be a recommendation to the County
8 Commission. Is there a motion to do so?

9 COMMISSION MEMBER KEVIN MURPHY:

10 Mr. Chairman, I recommend approval to the County
11 Commission.

12 PLANNING AND ZONING COMMISSION CHAIRMAN

13 SAM DAVIS: Thank you. There is a motion. Do I
14 hear a second?

15 COMMISSION MEMBER DANIEL NANCE: Second.

16 PLANNING AND ZONING COMMISSION CHAIRMAN

17 SAM DAVIS: There's a second. All in favor, say
18 aye.

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

20 PLANNING AND ZONING COMMISSION CHAIRMAN

21 SAM DAVIS: All opposed?

22 (No response.)

23 PLANNING AND ZONING COMMISSION CHAIRMAN

24 SAM DAVIS: Carried unanimously.

25

26 **7-C - CASE Z-19042, PARNELL DEVELOPMENT PROPERTY**

27 PLANNING AND ZONING COMMISSION CHAIRMAN

28 SAM DAVIS: Okay. The next case, Z-19042,

1 Parnell Development Property. Can we have a
2 staff report?

3 MS. CELENA BOYKIN: This is a request to
4 re-zone sixty-four-point-eight-two (64.82) acres
5 from RSF-1 to RSF-E to allow for horses on the
6 subject property.

7 The property is located on the west side of
8 State Highway 225 in Planning District 4. The
9 project -- the subject property was originally
10 R -- OR, which is Outdoor Recreation.

11 It was re-zoned in 2005 to RSF-1 to -- Well,
12 it was re-zoned to RSF-1. And then in July of
13 this year, Tensaw Estates was approved, which
14 would be on the subject property.

15 They're only asking for the area shown in
16 red, just the larger lots, which meet the minimum
17 requirements for RA -- for RSF-E zoning.

18 The purpose is they wanted to be able to
19 have -- to allow the residents to have horses on
20 the larger lots. So that is why they're asking
21 for the RSF-E.

22 Staff has recommended approval of the subject
23 property.

24 PLANNING AND ZONING COMMISSION CHAIRMAN
25 SAM DAVIS: Any questions for Celena on this one?

26 (No response.)

27 PLANNING AND ZONING COMMISSION CHAIRMAN

28 SAM DAVIS: Okay. Thank you, Celena.

BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 10/03/2019

1 We'll open the public hearing at this point.

2 Donnie Clark is here to speak for. There is no
3 opposition.

4 Donnie, where are you?

5 (Mr. Donnie Clark indicating.)

6 PLANNING AND ZONING COMMISSION CHAIRMAN

7 SAM DAVIS: Okay. Do you have anything you'd
8 like for us to know?

9 MR. DONNIE CLARK: I think she covered
10 it.

11 PLANNING AND ZONING COMMISSION CHAIRMAN

12 SAM DAVIS: All right. Any questions for Donnie
13 Clark from the Commission?

14 (No response.)

15 PLANNING AND ZONING COMMISSION CHAIRMAN

16 SAM DAVIS: Okay. We'll close the public hearing
17 at this point. Staff recommended approval.
18 There is no opposition. This, again, will be a
19 recommendation to the County Commission. Is
20 there a motion to do so?

21 COMMISSION MEMBER ARTHUR OKEN: So
22 moved, Mr. Chairman.

23 PLANNING AND ZONING COMMISSION CHAIRMAN

24 SAM DAVIS: There is a motion. Is there a
25 second?

26 COMMISSION MEMBER NANCY MACKEY: I'll
27 second.

28 PLANNING AND ZONING COMMISSION CHAIRMAN

1 SAM DAVIS: There's a second. All in favor, say
2 aye.

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

4 PLANNING AND ZONING COMMISSION CHAIRMAN

5 SAM DAVIS: All opposed?

6 (No response.)

7 PLANNING AND ZONING COMMISSION CHAIRMAN

8 SAM DAVIS: Carries unanimously.

9
10 **8 - CONSIDERATION OF APPLICATIONS AND REQUESTS:**

11 **SUBDIVISION CASES**

12
13 **8-A - CASE S-19050, TURNBERRY CROSSING, LOT 19 VARIANCE**

14 **REQUEST APPROVAL**

15 PLANNING AND ZONING COMMISSION CHAIRMAN

16 SAM DAVIS: Next case is S-19050, Turnberry
17 Crossing, Lot 19.

18 MS. MARY BOOTH: S-19045, Turnberry
19 Crossing, Lot 19, this is a variance request.
20 It's located in District 27, and it's un-zoned.
21 It's located on the east side of Impala Drive,
22 approximately nine hundred twenty (920) feet
23 south of County Road 20 South.

24 The applicant is requesting a variance to
25 change the side setback. The owners are
26 proposing to re-plat Lot 19 to change the south
27 side setback from ten (10) feet to nine (9) feet
28 five (5) inches. And no new lots will be