

1 PLANNING AND ZONING COMMISSION CHAIRMAN

2 SAM DAVIS: There's a motion to approve those
3 minutes made. Is there a second?

4 COMMISSION MEMBER ARTHUR OKEN: Second,
5 Mr. Chairman.

6 PLANNING AND ZONING COMMISSION CHAIRMAN

7 SAM DAVIS: Second. All in favor, say aye.

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

9 PLANNING AND ZONING COMMISSION CHAIRMAN

10 SAM DAVIS: All opposed?

11 (No response.)

12 PLANNING AND ZONING COMMISSION CHAIRMAN

13 SAM DAVIS: Motion carries.

14

15 **6 - ANNOUNCEMENTS/REGISTRATION TO ADDRESS THE COMMISSION**

16 PLANNING AND ZONING COMMISSION CHAIRMAN

17 SAM DAVIS: Okay. We've got several cases
18 tonight. Anyone here who wishes to speak for or
19 against should have signed up to -- to speak at
20 the podium over here.

21 If there's anyone here that wishes to speak
22 that has not signed up to speak, you need to do
23 that now at the table out front.

24

25 **7 - CONSIDERATION OF APPLICATIONS AND REQUESTS:**

26 **RE-ZONING CASES**

27

28 **7-A - CASE Z-19040, OLDE TOWNE INVESTMENTS LLC PROPERTY**

1 PLANNING AND ZONING COMMISSION CHAIRMAN

2 SAM DAVIS: That being said, we'll have the first
3 case, Z-19040, Olde Towne Investments, LLC.

4 COMMISSION MEMBER BRANDON BIAS:

5 Mr. Chairman, I need to recuse myself from this
6 case as well as the second case, Z-19041.

7 PLANNING AND ZONING COMMISSION CHAIRMAN

8 SAM DAVIS: Okay. Thank you. All right. Can we
9 have a staff report, Linda?

10 MS. LINDA LEE: Yes, sir. Good evening.

11 The subject property, which consists
12 approximately four-point-four (4.4) acres, is
13 currently zoned RA, Rural Agricultural District.

14 The designation of B-3, General Business
15 District, has been requested for the purpose of
16 establishing a marine retail sales business.

17 The subject property is located on the
18 northeast corner of Roscoe Road in Planning
19 District 30. On your screen is the locator map
20 showing the zoning of the subject property and
21 the properties around it. And this is the site
22 map.

23 The subject property is currently vacant.
24 The adjoining property to the south was re-zoned
25 to B-4, Major Commercial District, in 2017.

26 The property to the north was recently
27 annexed into the Orange Beach. The City Council
28 zoned this property GB, General Business, on

1 September 3, 2019.

2 The properties to the west are in the City of
3 Orange Beach and commercial. These are pictures
4 of the subject property and surrounding
5 properties.

6 The Baldwin County Master Plan provides a
7 future land use designation of agricultural for
8 the subject property. Approval of the re-zoning
9 will result in an amendment to the Future Land
10 Use Map to commercial.

11 The functional classification of Roscoe Road
12 is local. The traffic going to and from the
13 marine retail sales business could have an impact
14 on the traffic patterns or congestion. Access to
15 this site will require approval from the Baldwin
16 County Highway Department.

17 If approved, a twenty-five (25) foot
18 landscape buffer will be required along the
19 portions of the property which abut residential
20 uses, if the property is re-zoned.

21 Staff is unaware of any opposition to this
22 request. And staff recommends that Case Z-19040
23 be recommended for approval. I'll answer any
24 questions you have for me.

25 PLANNING AND ZONING COMMISSION CHAIRMAN
26 SAM DAVIS: Any questions for Linda?

27 (No response.)

28 PLANNING AND ZONING COMMISSION CHAIRMAN

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

1 SAM DAVIS: Okay. Thank you.

2 MS. LINDA LEE: You're welcome.

3 PLANNING AND ZONING COMMISSION CHAIRMAN

4 SAM DAVIS: There is no one opposed. Thomas
5 Mueller, II, is here for the applicant.

6 Where are you at?

7 MR. THOMAS MUELLER, II: Here.

8 PLANNING AND ZONING COMMISSION CHAIRMAN

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

11 MR. THOMAS MUELLER, II: No, sir.

12 PLANNING AND ZONING COMMISSION CHAIRMAN

13 SAM DAVIS: Okay. Any questions for Mr. Mueller?

14 (No response.)

15 PLANNING AND ZONING COMMISSION CHAIRMAN

16 SAM DAVIS: I'm sorry. I failed to say we'll
17 open the public hearing. So -- so it is open.
18 All right. Thank you.

19 The public hearing is closed. Staff has
20 recommended a recommendation of approval. This
21 is a recommendation to the County Commission. Is
22 there a motion to do so?

23 COMMISSION MEMBER DANIEL NANCE: Motion
24 to approve.

25 PLANNING AND ZONING COMMISSION CHAIRMAN

26 SAM DAVIS: Okay. Motion to recommend approval
27 to the County Commission. Is there a second?

28 COMMISSION MEMBER NANCY MACKEY: I

1 second.

2 PLANNING AND ZONING COMMISSION CHAIRMAN

3 SAM DAVIS: Okay. There is a second. All in
4 favor, say aye.

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

6 PLANNING AND ZONING COMMISSION CHAIRMAN

7 SAM DAVIS: All opposed?

8 (No response.)

9 PLANNING AND ZONING COMMISSION CHAIRMAN

10 SAM DAVIS: Carried unanimously.

11

12 **7-B - CASE Z-19041, THOMAS ROBERT TREBESH TRUST PROPERTY**

13 PLANNING AND ZONING COMMISSION CHAIRMAN

14 SAM DAVIS: Okay. The next case is Z-19041,
15 Thomas Trust Property.

16 MS. CELENA BOYKIN: This is a request to
17 re-zone a little over nineteen (19) acres from
18 RSF-1 to RA to allow a residence and a horse
19 ranch on the subject property.

20 The property is located on the south side of
21 US Highway 90 on County Road 62 South in Planning
22 District 12.

23 As you can see, the subject property is
24 currently RSF-1, which is residential. And the
25 applicant is asking RA, which is Rural
26 Agricultural, so they could have horses on the
27 subject property.

28 This property was originally zoned RA and --