

Neat Property Conditional Use Extension Approval with the conditions listed below carries on a vote of 4-0.

- **Approval shall be for this applicant and this location only.**
- **All off-street parking associated with the venue shall be located on the subject property and shall be confined to the area designated for parking on the submitted site plan. No parking along the right-of-way shall be permitted. Parking shall meet the requirements of Article 15 of the Baldwin County Zoning Ordinance.**
- **Any lighting, whether permanent or temporary, which might be installed in conjunction with the venue, shall be shielded and directed away from adjacent properties.**
- **A Baldwin County Land Use Certificate shall be obtained no later than three (3) months from the date of Conditional Use approval. The Planning Commission may grant additional time if deemed necessary.**
- **All signage must comply with Article 16 of the Baldwin County Zoning Ordinance.**
- **Any expansion of the proposed venue shall necessitate additional review and approval by the Planning Commission.**
- **The Planning Commission may impose additional conditions as it sees fit.**

b.) PLANNING DISTRICT 19 ZONING MAP AND LOCAL PROVISIONS

Matthew Brown presented the staff report for the proposed Planning District 19 Zoning Map and Local Provisions as outlined below.

- The steps for exercising Planning and Zoning authority in Baldwin County per Alabama Code §45-2-261.07.
- The process and timeline of Planning District 19.
- Advisory Committee
 - Jamal Allen, Paul Davis, Kate Fisher, Tracy Frost, Willard Holliman, Ex Officio Member from Fairhope Planning Commission Clarisse Hall Black.
 - Contributing citizens William Booher and Valerie Montgomery.
- The Ordinance (Text & Map)
 - Proposed Local Provisions (non-comprehensive overview) - §2.3.19
 - Family Heritage Overlay District - §10.6
 - Published Proposed Zoning Map
 - Proposed Changes Since Publication

Mr. Brown reported recommendation of approval by staff of the map and text amendments as advertised with the following changes:

- Overlay District Language Changes Shown
- Specific Map Changes Shown
- Allowance for Staff to accept change requests from Rural Agriculture (RA) zoning or Residential Single Family-Estate (RSF-E) zoning to Residential Single Family-1 (RSF-1) any time before June 1st and add to Planning Commission recommendation.

David Ryan and Craig Miller spoke in favor of the request provided the RSF-E is included in the administrative rezoning to RSF-1. Lisa Atchley, C. William Booher, Jr., Sam Dixon, Tracy Frost, David Johnson, Bruce May, Debra Slone, and Thomas Slone signed up in favor but did not speak. No one signed up or spoke in opposition. Michael Mullek made a motion to recommend approval of the staff recommendation to the County Commission. Greg Seibert seconded the motion. All members voted

aye. Motion to recommend approval to County Commission as recommended by staff of the map and text amendments as advertised with the changes as listed below carries on a vote of 4-0.

- Overlay District Language Changes Shown
- Specific Map Changes Shown
- Allowance for Staff to accept change requests to from Rural Agriculture (RA zoning or Residential Single Family-Estate (RSF-E) zoning to Residential Single Family-1 (RSF-1) any time before June 1st and add to Planning Commission recommendation.

X. PUBLIC COMMENTS

There were no public comments.

XI. STAFF REPORTS AND ANNOUNCEMENTS

Mr. Brown reported on the following items.

- A new SB-107 Senate Bill which would reset all Planning Jurisdiction to match Police Jurisdiction that was in existence as of January 1, 2021.
- The numerous Subdivision cases.
- Proposed Planning Commission District 11 vote on Tuesday which failed.
- Citizen interest in other possible new Planning Districts.

Ms. Fleming reported there were no reports from legal counsel.

XII. NEXT REGULAR MEETING

The next Planning Commission Meeting is scheduled for June 3, 2021 at 4:00 p.m.

XIII. ADJOURN

As there was no further business the meeting adjourned at 6:08 p.m.

Paula S. Bonner, Planning Technician

Date

Steve Pumphrey, Chairman
Baldwin County Planning and Zoning Commission

Date

* A video recording of this meeting may be viewed online at www.baldwincountyal.gov