

PROCEEDINGS HELD BEFORE THE
BALDWIN COUNTY PLANNING AND ZONING COMMISSION
(Regular Meeting)

Thursday, January 3, 2019

The following proceedings were held on this the 3rd day of January, 2019, at the Baldwin County Central Annex, Main Auditorium, 22251 Palmer Street, Robertsdale, Alabama, before Susan C. Andrews, Certified Court Reporter Number 287.

A P P E A R A N C E**PLANNING AND ZONING COMMISSIONERS PRESENT:**

Sam Davis, Jr., Chairman

Arthur Oken, Vice-Chairperson

Kevin Murphy

Dewane Hayes

Daniel Nance

Doug Thomas

BALDWIN COUNTY COMMISSIONERS PRESENT:

Billie Jo Underwood

James E. (Jeb) Ball

BALDWIN COUNTY PLANNING AND ZONING DEPARTMENT PRESENT:

Vince Jackson, Director, Planning and Zoning

Linda Lee, Planner

Celena Boykin, Planner

D. J. Hart, Planning Technician

Laurie Rumbaugh, Office Administrator

ON BEHALF OF THE PLANNING AND ZONING COMMISSION

David Conner, Esquire

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P R O C E E D I N G S**1 - CALL TO ORDER**

CHAIRMAN SAM DAVIS: We'll call the meeting to order at this point.

2 - INVOCATION AND PRAYER

CHAIRMAN SAM DAVIS: Vince, would you lead us in the prayer and the Pledge?

(Mr. Vince Jackson led in prayer.)

3 - PLEDGE OF ALLEGIANCE

(The Pledge of Allegiance was recited.)

CHAIRMAN SAM DAVIS: Thank you, Vince.

4 - ROLL CALL

CHAIRMAN SAM DAVIS: Can we have a roll call?

MR. VINCE JACKSON: Mr. Davis.

CHAIRMAN SAM DAVIS: Here.

MR. VINCE JACKSON: Mr. Hayes.

COMMISSION MEMBER DEWANE HAYES: Here.

MR. VINCE JACKSON: Mr. Murphy.

COMMISSION MEMBER KEVIN MURPHY: Here.

MR. VINCE JACKSON: Mr. Oken.

COMMISSION MEMBER ARTHUR OKEN: Here.

MR. VINCE JACKSON: Mr. Thomas.

COMMISSION MEMBER DOUG THOMAS: Here.

MR. VINCE JACKSON: Ms. Lowry.

1 (No response.)

2 MR. VINCE JACKSON: Mr. Nance.

3 (No response.)

4 MR. VINCE JACKSON: And Mr. Bias.

5 (No response.)

6 MR. VINCE JACKSON: Mr. Chairman, we have
7 quorum.

8 CHAIRMAN SAM DAVIS: Okay. Thank you.

9

10 **5 - ELECTION OF OFFICERS**

11 CHAIRMAN SAM DAVIS: The first order of
12 business is the election of officers.

13 MR. VINCE JACKSON: Yes. We need to elect the
14 Chairman and the Vice-Chairman. Currently the Chairman
15 is Mr. Davis, and I believe the Vice-Chairman was
16 Mr. Monroe.

17 CHAIRMAN SAM DAVIS: That's right.

18 MR. VINCE JACKSON: As you know, he has
19 resigned from the Planning Commission. So those are the
20 two officers we need to elect tonight.

21 COMMISSION MEMBER KEVIN MURPHY: I make a
22 motion to retain Mr. Davis as Chairman and, if I need to,
23 Mr. Hayes as Vice-Chairman. Do I have to have two
24 motions?

25 CHAIRMAN SAM DAVIS: Can we have two?

26 ATTORNEY DAVID CONNER: Do them one at the
27 time. Do the Chairman first than then --

28 CHAIRMAN SAM DAVIS: Okay. One at the time,

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1 according to the lawyer.

2 COMMISSION MEMBER KEVIN MURPHY: One at the
3 time. Motion, Mr. Chairman.

4 COMMISSION MEMBER DEWANE HAYES: I'll second.

5 CHAIRMAN SAM DAVIS: Okay. There is a motion
6 on the table and a second. All in favor, say aye.

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

8 CHAIRMAN SAM DAVIS: All opposed?

9 (No response.)

10 CHAIRMAN SAM DAVIS: All right. The next
11 office would be Vice-Chairman.

12

13 (Commission Member Daniel Nance joined the Baldwin County
14 Planning and Zoning Commission Regular Meeting.)

15

16 CHAIRMAN SAM DAVIS: Let me say this before a
17 motion is made. There is at least one other person that
18 has volunteered to do that. So what we need to do is ask
19 for volunteers first.

20 All right. Are there any voluntaries that would
21 like to place yourself up for nomination?

22 COMMISSION MEMBER ARTHUR OKEN: Mr. Chairman, I
23 have held the office before. I'm available if the, you
24 know, Commission requests.

25 CHAIRMAN SAM DAVIS: All right. Mr. Oken has
26 placed himself up for nomination. Is there a motion to
27 recommend Mr. Oken?

28 (No response.)

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1 CHAIRMAN SAM DAVIS: Before -- Please
2 understand that if you make a motion to recommend, then
3 we will ask for other motions before a take a vote, since
4 there was another motion made.

5 ATTORNEY DAVID CONNER: For clarification's
6 sake, I think what you need to do is open the floor for
7 any nominations at this point in time. So you have a
8 nomination for Arthur Oken. Are there any other
9 nominations at this point in time?

10 CHAIRMAN SAM DAVIS: Kevin, you had -- do you
11 want to make a nomination?

12 COMMISSION MEMBER KEVIN MURPHY: He pulled
13 himself out.

14 CHAIRMAN SAM DAVIS: All right. Are there
15 any --

16 COMMISSION MEMBER KEVIN MURPHY: You're not
17 willing to serve?

18 COMMISSION MEMBER DEWANE HAYES: I can serve
19 until March.

20 CHAIRMAN SAM DAVIS: All right. Are there any
21 other nominations for Vice-Chairman?

22 (No response.)

23 CHAIRMAN SAM DAVIS: Okay. There is a
24 nomination for Mr. Oken. Is there a second? I think
25 we've got a motion. Okay. We need a motion to nominate
26 Mr. Oken.

27 COMMISSION MEMBER DOUG THOMAS: I'll make a
28 motion.

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1 CHAIRMAN SAM DAVIS: Okay. Is there a second?

2 COMMISSION MEMBER KEVIN MURPHY: I'll second.

3 CHAIRMAN SAM DAVIS: Okay. There is a second.

4 All in favor, say aye.

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

6 CHAIRMAN SAM DAVIS: All opposed?

7 (No response.)

8 CHAIRMAN SAM DAVIS: Congratulations, sir.

9

10 **6 - APPROVAL OF MEETING MINUTES - DECEMBER 6, 2018**

11 CHAIRMAN SAM DAVIS: All right. Next order of
12 business is approval of minutes, December 6, 2018. Has
13 everyone read those?

14 I know there were some corrections that was
15 submitted earlier via e-mail. Those have been made. Is
16 there a motion to approve the minutes of the December the
17 6th, 2018, meeting.

18 COMMISSION MEMBER DANIEL NANCE: Motion to
19 approve.

20 CHAIRMAN SAM DAVIS: Is there a second?

21 COMMISSION MEMBER KEVIN MURPHY: I'll second.

22 CHAIRMAN SAM DAVIS: All in favor, say aye.

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

24 CHAIRMAN SAM DAVIS: All opposed?

25 (No response.)

26 CHAIRMAN SAM DAVIS: The minutes are approved.

27 **7 - ANNOUNCEMENTS/REGISTRATION TO ADDRESS THE COMMISSION**

28 CHAIRMAN SAM DAVIS: All right. We've got

three cases tonight. If everybody that's here, if anyone wishes to speak, you should have already signed up on the table out front, if you have not done so and you wish to speak.

8 - CONSIDERATION OF APPLICATIONS AND REQUESTS: RE-ZONING CASES

8-A - CASE Z-18041, DORGAN PROPERTY

CHAIRMAN SAM DAVIS: Okay. First case is Z-18041, Dorgan property.

MR. VINCE JACKSON: Mr. Chairman, real quick, before we get started on the agenda, I'd like to welcome Commissioner Ball and Commissioner Underwood. They're here with us for part of the meeting tonight. And we are glad to have them here.

(Applause.)

CHAIRMAN SAM DAVIS: Thank you, Vince.

MR. VINCE JACKSON: And our first case this evening is Z-18041, the Dorgan property. This is a request to re-zone from B-2 to RSF-2.

This involves (one-point-oh-four) 1.04 acres to allow a residential use on the subject property. This is located on the east side of Scenic Highway 98, approximately three hundred fifty (350) feet south of County Road 32 in Planning District 26.

This is an application that you-all have seen before. The original application was a request for RSF-4. The Planning Commission did actually recommend

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1 approval of the RSF-4 request on October 4, 2018.

2 However, the request generated significant
3 opposition. And at some point during the process, there
4 was discussion of instead re-zoning the property to
5 RSF-2.

6 As you know from our discussions at the last
7 meeting, there was a point where we could have the
8 Planning -- or the County Commission, rather, could vote
9 to approve a designation that was more restrictive than
10 that which had been advertised. However, due to a recent
11 ruling by the Alabama Supreme Court, we can no longer do
12 that.

13 So in order to consider the RSF-2 for this
14 application, we had to re-advertise it and bring it back,
15 which is why it's before you tonight.

16 If the re-zoning is approved, the smaller of the two
17 lots, which is the lot of record, -- it was originally
18 divided in 1995. That was -- I mean, yeah -- 1985, I'm
19 sorry. That was before the zoning was approved in 1993.
20 So it is an existing lot of record. This lot will remain
21 as it is.

22 The larger of the two lots, if the zoning is
23 approved, will be divide into two lots, which would be
24 consistent with the area dimensional requirements for
25 RSF-2 zoning.

26 This scenario, we felt like, is a good option. I
27 think this is something that should make everyone happy.
28 There was -- Based on the comments we had previously, we

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1 understood that there would be support for the RSF-2.

2 There has also been, I think, some concern over the
3 commercial zoning in the area. So this gives us the
4 RSF-2, it gives the applicant the lots they were seeking,
5 and it takes some of that commercial area off the table
6 for Planning District 26.

7 So I hope and feel that this is a situation that
8 everyone should be happy with. We recommend approval.
9 And I'll be happy to answer any questions you might have.

10 CHAIRMAN SAM DAVIS: Any questions for Vince?

11 (No response.)

12 CHAIRMAN SAM DAVIS: Vince, this is what we saw
13 at the last meeting, and the Commission did recommend
14 approval?

15 MR. VINCE JACKSON: You actually saw this in
16 October. And at that time, it was a request for RSF-4.
17 And the Planning Commission did recommend approval of the
18 RSF-4.

19 RSF-2 is a more restrictive designation, and it
20 requires a larger lot size. With RSF-2, the minimum lot
21 size is fifteen thousand (15,000) square feet. With
22 RSF-4, it's seventy-five hundred (7,500) square feet.

23 So this -- And with the existing lot of record, this
24 actually makes the situation better, because the square
25 footage is what is closer to what is required rather than
26 what it is now with the B-2.

27 ATTORNEY DAVID CONNER: Just for the record,
28 the real rub in the whole situation was the developer was

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1 submitting RSF-4 for the purpose of trying to get three
2 residential single-family lots.

3 MR. VINCE JACKSON: Right.

4 ATTORNEY DAVID CONNER: And through the public
5 hearing process and the work session process at County
6 Commission level, it was discovered the smaller -- the
7 lot of record, they would be allowed to build if it was
8 re-zoned RSF-2. And then there was enough land left over
9 to have lots that equal the size requirements and setback
10 requirements for the RSF-2 zoning classification.

11 MR. VINCE JACKSON: That's correct.

12 ATTORNEY DAVID CONNER: And so through the
13 Commission's questioning and work, it was sent back to
14 the developer, who subsequently submitted a revised
15 application. And that's why we're here today.

16 It accomplished what the developer wanted to
17 accomplish. It accomplishes what the County Commission
18 wanted to see in order to address the concerns the other
19 property owners in the area had -- area had with the
20 RSF-4 zoning.

21 MR. VINCE JACKSON: Right.

22 ATTORNEY DAVID CONNER: So it appears to be a
23 win-win in every category. You-all previously approved
24 for a higher classification. The lower classification
25 works. But because of the procedural issue Vince brought
26 up, that's why we're back.

27 MR. VINCE JACKSON: Right. And I'd like to
28 give a special acknowledgment to Mr. Conner. Because he

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1 was really the initial one that figured out that we can
2 do it this way. And so I think it's worked out well.

3 The main reason they asked for RSF-4 to begin with
4 was because of a lot-width issue. But approaching it
5 this way, they're able to get the RSF-2, and the lot
6 width is no longer an issue.

7 CHAIRMAN SAM DAVIS: Any other questions for
8 Vince?

9 (No response.)

10 CHAIRMAN SAM DAVIS: All right. Thank you,
11 Vince.

12 We'll open the public hearing at this point. There
13 is no opposition. Would the applicant or the engineer,
14 would you like to offer anything to the Commission?

15 MR. SCOTT HUTCHINSON: (Indicates negatively.)

16 MR. JEFF BARNES: No, sir.

17 MR. FRANK FEGIN: (Indicates negatively.)

18 CHAIRMAN SAM DAVIS: Are there any questions
19 for the applicant or his engineer from the Commission?

20 (No response.)

21 CHAIRMAN SAM DAVIS: All right. We'll close
22 the public hearing at this point. This is a
23 recommendation of approval to the County Commission. Is
24 there a motion to do so?

25 COMMISSION MEMBER ARTHUR OKEN: So moved,
26 Mr. Chairman.

27 CHAIRMAN SAM DAVIS: Okay. There is a motion
28 on the table to recommend approval. Is there a second?

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1 COMMISSION MEMBER DEWANE HAYES: I'll second
2 it.

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

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

6 CHAIRMAN SAM DAVIS: All opposed?

7 (No response.)

8 CHAIRMAN SAM DAVIS: Carries unanimously.

9 MR. VINCE JACKSON: Thank you.

10

11 **8-B - CASE Z-18047, STAPLETON PROPERTY**

12 MR. VINCE JACKSON: Your next agenda item is
13 Z-18047, Stapleton property. This is a request to
14 re-zone from RA to RR, Rural District.

15 This is another one that you have already seen. The
16 applicant is requesting to re-zone six (6) acres to allow
17 continued commercial kitchen/catering business as well as
18 other potential commercial uses.

19 This one was before you on November the 1st of 2018.
20 And at that time, we did recommend the re-zoning to RR,
21 and the Planning Commission did recommend approval of RR.

22 We had advertised as a B-4, because we -- at the
23 time of submission and our application deadline, we
24 weren't entirely sure what was needed, so we advertised
25 it as B-4 to make sure all the bases were covered. But
26 it was always our intention to recommend RR.

27 Again, this is back before you because of the
28 advertising issue. So it has been re-advertised as a

1 request for RR. And, once again, we are recommending
2 approval of the RR.

3 This property is located on the north side County
4 Road 64, east of the Pursley Road in Planning District
5 12. And here is the locator map showing the subject
6 property.

7 The reason we recommended RR is because the Rural
8 District is more consistent with the surrounding RA. And
9 as you can see, based on the zoning map, it's completely
10 surrounded by RA.

11 It also allows the catering business by right. So,
12 in this instance, you wouldn't have to have an actual
13 commercial designation for the catering business to
14 continue.

15 There are other commercial uses that would be
16 allowed by RR, but a number of the uses are subject to
17 either a special exception or conditional use approval.
18 So they would require a public hearing either before the
19 Planning Commission or before the Board of Adjustment.

20 Here is the aerial of the subject property, survey,
21 and here are some pictures. And as I understand it, this
22 business has been at this location for about twenty (20)
23 or so years. It was in place for many years prior to the
24 adoption of zoning in 2006.

25 Once again, as with before, the staff recommends
26 approval of this application. And I'll be happy to
27 answer any questions.

28 CHAIRMAN SAM DAVIS: Any questions? We've got

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1 one Commissioner that needs to recuse himself.

2 COMMISSION MEMBER DANIEL NANCE: I recuse
3 myself from this.

4 CHAIRMAN SAM DAVIS: Any questions for Vince?

5 (No response.)

6 CHAIRMAN SAM DAVIS: Okay. Thank you, Vince.

7 We'll open the public hearing at this point. There
8 is the applicant here, and one signed up against, Gail
9 Bolar.

10 Ms. Bolar, would you like to come up to the mic?

11 MS. GAIL BOLAR: Yes, sir. Good evening. My
12 name is Gail Bolar. My husband and I, we bought the
13 property -- bought our property from the Stapleton's. So
14 our property is connected to what the zoning part is.

15 We bought the property because we wanted country
16 living at its best. It's private. It's secluded. It is
17 country living at its best.

18 One Sunday morning, we got up. There was a baby
19 deer on the side of our house. It doesn't get any better
20 than that to me. The only neighbors we have are cows.
21 And we love cows. They're kind of nosey, but they keep
22 to themselves.

23 And we love the way we live. I don't want to wake
24 up one morning and the trees are being snatched down next
25 to our house exposing us to the highway and to people.

26 We have no problem with the catering business. We
27 just don't want to lose the reason why we bought the
28 property, for the privacy, for being secluded. It's a

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1 lovely place, just like we thought it would be.

2 So we're just asking y'all -- We don't have any
3 problem with the catering business or anything. We just
4 don't want a business right next to our house. We want
5 to just keep our privacy.

6 And we want know to about our taxes. We asked that
7 the last time. We were told taxes would, you know, be
8 affected if it's commercial.

9 We asked about would we be able to build things on
10 our property, and we were told that it shouldn't affect
11 us building on our property.

12 But the main thing is we just want to keep our
13 privacy and live the country life that we planned and we
14 have.

15 CHAIRMAN SAM DAVIS: Any questions for
16 Ms. Bolar?

17 (No response.)

18 CHAIRMAN SAM DAVIS: Okay. Thank you,
19 Ms. Bolar.

20 MS. GAIL BOLAR: Thank you.

21 CHAIRMAN SAM DAVIS: Mr. Stapleton, would you
22 like to come up and address her concerns?

23 MR. CLIFF STAPLETON: Hi. I'm Cliff Stapleton.
24 I'm the owner of the property. I'm just trying to get
25 the property designated for what it's been used for since
26 1994. It's been use for a commercial property. And I'm
27 just trying to get it re-zoned.

28 I'm not, you know -- Of course, I am trying to sell

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1 the property. I don't exactly know what type of business
2 will, you know -- if we sell, what the business will be
3 moving in there.

4 But, as I think was said before, that they will have
5 special exceptions and will have to go to the Planning
6 Commission, you know, for you guys to approve for
7 whatever, you know, might go in there besides the
8 catering business.

9 And I don't want to disturb your life, either. But,
10 you know, I have an interest in it as far as, you know,
11 just trying to get the property sold. I just -- you
12 know, it's been used for that for twenty (20) plus years.

13 I just think it needs to be re-zoned or whatever.
14 It got zoned in 2006. Nobody asked me or told me about
15 it being re-zoned. So, anyway, that's it. I'm just
16 trying to get it designated to the way it's been used for
17 the last twenty (20) years.

18 CHAIRMAN SAM DAVIS: Are there any question for
19 Mr. Stapleton?

20 COMMISSION MEMBER DEWANE HAYES: To access that
21 property, you access from Pursley Road?

22 MR. CLIFF STAPLETON: You can. I also have
23 access from 64, either way.

24 CHAIRMAN SAM DAVIS: Any other questions for
25 Cliff?

26 (No response.)

27 CHAIRMAN SAM DAVIS: Thank you, Cliff.

28 Vince, can you address those questions?

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1 MR. VINCE JACKSON: Like I said, most -- a
2 number of the commercial uses would be subject to either
3 special exception or conditional use approval. If it's
4 conditional use, it comes to the Planning Commission. If
5 special exception, it goes to the Board of Adjustment.

6 So in order to even start with those uses, you would
7 have to have that approval first. It's not just --
8 having the zoning doesn't guarantee that you get that.

9 Also, you know, there would potentially be where if
10 the property -- if adjacent property has already been
11 developed as residential property, then there would be
12 the requirement for a buffer in the event that there is
13 an additional, you know, commercial development on the
14 property.

15 It didn't change anything as it is now, because as
16 long as the catering business remains as it is, you know,
17 there wouldn't be a requirement for an additional buffer,
18 unless they decided to expand.

19 And, as you can see, there is a good bit of, you
20 know, natural trees and such on the property now. It's
21 fairly wooded. But in the event there was a new
22 conditional use or special exception and a new business
23 built, then there would be a requirement for them to
24 maintain a buffer.

25 And with those -- with those processes, the Planning
26 Commission and the Board of Adjustment has some
27 discretion to impose additional conditions, if they deem
28 it necessary, in order to, you know, provide additional

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1 safeguards for -- for neighboring property.

2 When it's all said and done though, RR is primarily
3 a rural and residential district. It just does have some
4 provisions for business, which you wouldn't have under,
5 you know, the existing RA.

6 But it's a much better scenario for their area than
7 B-4 would have been. Because if you'd gone with B-4,
8 then virtually everything is allowed by right. So, you
9 know, this way is designed to provide some additional
10 safeguards for neighboring property.

11 As far as the taxes on the Bolar property or what
12 they can do on their own property, this re-zoning has no
13 impact on that whatsoever.

14 CHAIRMAN SAM DAVIS: All right. Any questions
15 for Vince?

16 (No response.)

17 MR. VINCE JACKSON: And I would remind you that
18 you have already voted to make a recommendation on the
19 this property previous.

20 CHAIRMAN SAM DAVIS: Thank you, Vince.
21 Anything else from any side? Ms. Bolar, any other
22 comments?

23 MS. GAIL BOLAR: Yes, sir.

24 CHAIRMAN SAM DAVIS: If you will, come up to
25 the mic.

26 MS. GAIL BOLAR: Sir, my question is also to
27 Mr. Stapleton, I understand you want to sell your
28 property. I'm glad for you to. I don't have a

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1 problem --

2 CHAIRMAN SAM DAVIS: Ma'am, you need to address
3 the Commission.

4 MS. GAIL BOLAR: Yes, sir. Okay. My question
5 was if it's just the catering -- if it was just for
6 catering, what other potential business would come there
7 that would be right next to our house? Would we have
8 ideas for that?

9 CHAIRMAN SAM DAVIS: We'll let -- we'll let
10 Vince answer that. He answered it, but probably not as
11 specifically as you would like.

12 Vince, you want to come up?

13 MR. VINCE JACKSON: Yes.

14 CHAIRMAN SAM DAVIS: You can stand right there,
15 Ms. Bolar.

16 MS. GAIL BOLAR: Okay.

17 MR. VINCE JACKSON: Some of the businesses that
18 could be allowed by right, I mean, they would be
19 primarily the local commercial uses, office uses. It
20 would be small things like a professional office or a
21 small restaurant, that type of thing.

22 The larger, you know, big box, major commercial
23 types of things, there's really not a provision for that
24 type of use. There are some provisions for things such
25 as, you know, automobile repair. But that would be
26 subject to a special exception.

27 A special exception is a public hearing. So they
28 would have to go before the Board of Adjustment, and

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1 there would be a public notice. You would be able to
2 come out and voice your concerns. It's not something
3 where you would just wake up and there is an automobile
4 repair there the next day.

5 CHAIRMAN SAM DAVIS: Vince, correct me if I'm
6 wrong. Buffers would be required as part of that?

7 MR. VINCE JACKSON: Yes. Buffers -- if --
8 if -- if it develops commercially, buffers will be
9 required. If it's subject to special exception or
10 conditional use approval, larger buffers than what would
11 be required can actually be imposed, if necessary.

12 So there are -- there are a number of safeguards.
13 Some of the things that are allowed, outdoor recreation,
14 you know, parks, that type of thing. I'm not sure that,
15 you know, a park would necessarily be proposed here, but
16 it could be.

17 In terms of businesses, you have to think about, you
18 know, the location of the property, the size of the
19 property. So there are -- there are a number of things I
20 think that might be of concern that wouldn't necessarily
21 fit in at this location.

22 You know, but first and foremost, it does allow the
23 catering by right. So this is the minimum zoning that we
24 could do to make the catering business conform, you know,
25 without actually going to a commercial designation.

26 CHAIRMAN SAM DAVIS: All right. Thank you.

27 Does that kind of satisfy you, Ms. Bolar?

28 MS. GAIL BOLAR: Can I have a question?

1 CHAIRMAN SAM DAVIS: Sure.

2 MS. GAIL BOLAR: Explain buffer to me again.

3 Would that be like a separation or something close to
4 our --

5 MR. VINCE JACKSON: Yes. The -- the buffer
6 would be a landscaped buffer. And typically the -- the
7 landscape buffers are going to twenty-five (25) feet in
8 width.

9 So a lot of times if you have existing vegetation on
10 the property, that landscape buffer can be accomplished
11 by using the vegetation that's already there. And we
12 actually encourage that when there is enough vegetation
13 to constitute a buffer.

14 If there is not enough vegetation, then we have
15 some, you know -- we provide some guidance about what --
16 what -- what could be planted to create that buffer.

17 And the goal is to create a visual buffer from
18 adjacent properties, in particular when you have
19 residential property that's developed residential against
20 property that's developed commercial.

21 As it is right now, there is not a requirement for a
22 buffer. But if additional commercial development
23 occurred, there would be a requirement.

24 MS. GAIL BOLAR: Would we have a hearing on
25 that, too?

26 MR. VINCE JACKSON: You would have a hearing if
27 it's special exception and conditional use. And as an
28 adjacent property owner, you would receive certified

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1 notice. And most of those meetings are held here.

2 CHAIRMAN SAM DAVIS: Does that satisfy you?

3 MS. GAIL BOLAR: Yes, sir.

4 CHAIRMAN SAM DAVIS: Good. Thank you.

5 MR. VINCE JACKSON: And I would also add there
6 will be one more public hearing on this -- this re-zoning
7 before the County Commission. That will take place on
8 January the 15th in Bay Minette.

9 CHAIRMAN SAM DAVIS: Okay.

10 MS. GAIL BOLAR: What time?

11 MR. VINCE JACKSON: 9 o'clock -- 8:30.

12 MS. GAIL BOLAR: Thank you.

13 CHAIRMAN SAM DAVIS: All right. Thank you.

14 MS. GAIL BOLAR: Yes, sir.

15 CHAIRMAN SAM DAVIS: Cliff, you got anything
16 else you'd like to add?

17 MR. CLIFF STAPLETON: No.

18 CHAIRMAN SAM DAVIS: All right. We'll close
19 the public hearing at this point. The motion -- I mean,
20 the recommendation is to recommend approval to the County
21 Commission. Is there a motion to do so?

22 COMMISSION MEMBER DEWANE HAYES: I recommend
23 that we approve it.

24 CHAIRMAN SAM DAVIS: Okay. There is a motion
25 to recommend to the County Commission approval. Is it
26 there a second?

27 COMMISSION MEMBER ARTHUR OKEN: Second,
28 Mr. Chairman.

1 CHAIRMAN SAM DAVIS: Okay. There is a second.
2 All in favor, say aye.

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

4 CHAIRMAN SAM DAVIS: All opposed?

5 (No response.)

6 CHAIRMAN SAM DAVIS: Carries unanimously.

7

8 **8-C - CASE Z-19003, GLEAVES PROPERTY**

9 CHAIRMAN SAM DAVIS: Okay. Next case is
10 Z-19003, Gleaves property. I believe I'm pronouncing
11 that right.

12 MS. CELENA BOYKIN: That's right. This is a
13 request to re-zone a little over five (5) acres. The
14 subject property currently zoned RSF-E. And the
15 applicant is asking that it be re-zoned RR.

16 The subject property is located on the east side of
17 Buzbee Road in Planning District 10. As you see, it's
18 currently zoned RSF-E, which is a Residential
19 Single-Family. The applicant is requesting RR, which is
20 a Rural District.

21 The purpose -- the reason the applicant is asking
22 for RR is because currently there is a home. The
23 applicant lives on this parcel, and also it is used with
24 RV storage, boat storage. And there is multiple storage
25 buildings on this.

26 This -- this use existed before the planning
27 district became zoned in 2007. Staff is not sure why it
28 was zoned as residential. But they're asking for RR,

1 would make it compliant with having a home and a
2 business.

3 If they receive the RR zoning, they will have to go
4 back to the Board of Adjustment and ask for a special
5 exception to have final approval.

6 And here is a photo of the current property. You
7 can see there are storage buildings in the front, the
8 home is in the center of the parcel, and the boat and RV
9 storage is in the rear of the property.

10 You can tell it already has quite a bit of a buffer
11 around the property. Here is some pictures of the uses,
12 the home, and the storage buildings.

13 There is a subdivision that is adjacent to it, just
14 to the north. It's located -- It's hard to see. It's in
15 the city limits of Spanish Fort.

16 The applicant also stated that many people that live
17 in the subdivision use the storage units to store boats
18 and RV's.

19 The applicant is planing to sell her property. And
20 she would like to have it where it meets the zoning
21 standards. So that's why she is asking for the RR. And
22 then she will go back and ask for a special exception.

23 Staff has recommended approval. And that's all I
24 have.

25 CHAIRMAN SAM DAVIS: Okay. Any questions for
26 Celena?

27 COMMISSION MEMBER DEWANE HAYES: When were the
28 storage units built?

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1 MS. CELENA BOYKIN: It was before 2007, before
2 Planning District 10 became zoned. You'd have to ask the
3 applicant of the exact year.

4 COMMISSION MEMBER DEWANE HAYES: Okay. I'm
5 sitting here in awe.

6 MS. CELENA BOYKIN: The applicant stated they
7 were built in 2002.

8 COMMISSION MEMBER DEWANE HAYES: I was
9 wondering how they got a permit to build -- a building
10 permit to build -- on residential to build storage units.

11 MS. CELENA BOYKIN: It -- it was un-zoned at
12 the time when they built those storage units.

13 CHAIRMAN SAM DAVIS: Any other questions for
14 Celena?

15 (No response.)

16 CHAIRMAN SAM DAVIS: Thank you, Celena.

17 MS. CELENA BOYKIN: Thank you.

18 CHAIRMAN SAM DAVIS: All right. There is no
19 opposition to this. Would the applicant or Elizabeth
20 Brown like for the Commission to know anything?

21 MS. ELIZABETH BROWN: (Indicates
22 affirmatively.)

23 CHAIRMAN SAM DAVIS: All right. Come on up to
24 the mic.

25 MS. ELIZABETH BROWN: I'm Elizabeth Brown. I
26 live on Stagecoach Road, but the property that is
27 adjacent to her property I own also.

28 The only question I've got is how is it going to

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1 affect my taxes?

2 CHAIRMAN SAM DAVIS: You own the property
3 adjacent to it?

4 MS. ELIZABETH BROWN: Yes.

5 CHAIRMAN SAM DAVIS: Staff can correct me if
6 I'm wrong, but the use of adjoining property does not
7 affect your tax base. It's based on what you're using
8 your property for.

9 MS. ELIZABETH BROWN: I own this down here. On
10 the paper, it's the property in green.

11 ATTORNEY DAVID CONNER: The tax assessment and
12 the tax bills are based on the fair market value of the
13 property. Your property is already located adjacent to
14 what's there.

15 The mere fact that it's being re-zoned to allow for
16 that same type of use is not likely to affect your taxes.
17 But as that property is developed and other properties in
18 the area develops, it's possible that everyone's taxes
19 would increase over time based on appreciation of value.

20 MS. ELIZABETH BROWN: Okay.

21 ATTORNEY DAVID CONNER: But it would depend on
22 how that property and other surrounding properties are
23 developed.

24 MS. ELIZABETH BROWN: Okay. Thank you.

25 CHAIRMAN SAM DAVIS: Ms. Gleaves, do you have
26 anything you'd like for us to know?

27 MS. JOYCE GLEAVES: No, sir. Thank you.

28 CHAIRMAN SAM DAVIS: Okay. Any other questions

1 for staff?

2 COMMISSION MEMBER DEWANE HAYES: They're
3 putting this up for sale; is that right, Celena?

4 MS. CELENA BOYKIN: That's correct, yes.

5 CHAIRMAN SAM DAVIS: Any other questions for
6 staff?

7 (No response.)

8 CHAIRMAN SAM DAVIS: We'll close the public
9 hearing at this point. Staff has recommended a
10 recommendation of approval to the County Commission. Is
11 there a motion to do so?

12 COMMISSION MEMBER DANIEL NANCE: Motion to
13 approve.

14 CHAIRMAN SAM DAVIS: Okay. There is a motion
15 to recommend approval to the County Commission. Is there
16 a second?

17 COMMISSION MEMBER DEWANE HAYES: I'll second.

18 CHAIRMAN SAM DAVIS: Okay. There is a second.
19 All in favor, say aye.

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

21 CHAIRMAN SAM DAVIS: All opposed?

22 (No response.)

23 CHAIRMAN SAM DAVIS: Unanimous carry.

24

25 **9 - PUBLIC COMMENT: BALDWIN COUNTY FLOOD HAZARD MANAGEMENT PLAN**

26 CHAIRMAN SAM DAVIS: All right. It looks like
27 we're -- do we have something on floods?

28 MR. VINCE JACKSON: Yes, and I'll explain.

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1 CHAIRMAN SAM DAVIS: Okay. It's the public
2 comment section.

3 MR. VINCE JACKSON: Yes. This is a -- this is
4 a public comment section. The staff has been working
5 with a consultant, Wood Environment and Infrastructure
6 Solutions, on a revision to the Baldwin County Flood
7 Hazard Management Plan.

8 The previous plan was adopted in 2000. This plan
9 actually should have been updated every five years, so
10 we're a little bit behind. And this -- this slide
11 explains why this is being done.

12 Baldwin County participates in the National Flood
13 Insurance Program Community Rating System. And having
14 fifty (50) repetitive loss properties, it's required that
15 you have a Flood Hazard Management Plan.

16 This plan addresses flood hazards and was developed
17 in accordance with the CRS requirements. This is a
18 single jurisdiction plan that geographically covers only
19 the unincorporated areas of the county. It does not have
20 any bearing on the municipalities.

21 We must review and revise the plan to reflect
22 changes in development progress and local mitigation
23 efforts and changes in priority and resubmit it for
24 approval within five years in order to continue to be
25 eligible for mitigation project grant funding.

26 This plan has been prepared to meet that
27 requirement. And this -- this has been prepared through
28 a grant. This is also important for our CRS program, the

1 Community Rating System.

2 At one point, we had a Class 6. With our most
3 recent cycle visit, we actually went to a Class 7. And
4 this is to help us get back to a Class 6.

5 Under the Class 6, what that means is better flood
6 insurance rates for the residents in the county that
7 participate in the flood insurance program.

8 That is not a document that would normally be
9 subject to review by the Planning Commission. But there
10 is a requirement for public comment. And so what we
11 wanted to do is use a scheduled public meeting as that
12 opportunity.

13 This document has been available for a period of
14 time on the Building Inspection website, so it has been
15 available for public review. There was a committee that
16 was put together to work to choose a consultant,
17 recommend a consult to the Commission, and work with the
18 consultant in preparing the plan.

19 So tonight we are having an opportunity for public
20 comment, a public review prior to this plan being
21 submitted to the County Commission for final adoption.

22 And that was why we had a sign-in sheet, so that we
23 could get a record of the people who were here, Planning
24 Commission Members, staff, public. You know, we wanted
25 that record to provide to the County Commission.

26 This is not something that requires necessarily a
27 recommendation from the Planning Commission, but it does
28 serve an important purpose; and that is, getting --

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1 meeting the requirements, making us eligible for project
2 grant funding, but also improving our flood insurance
3 rates, you know, which is a benefit to everyone
4 throughout the county.

5 If you would like to make an informal recommendation
6 of indorsement of the adoption of this plan, I think that
7 would be welcome by the County Commission.

8 So those are all the comments that I have at this
9 point. I will answer questions to the extent that I can.
10 I was not actually part of the committee, but I think
11 D. J. was. And, you know, she might be able to elaborate
12 on some things.

13 But this is an opportunity for public comment. At
14 this point, we'll answer any questions.

15 CHAIRMAN SAM DAVIS: Vince, is this just
16 bringing the County's plan up to current spec's?

17 MR. VINCE JACKSON: Yes, yes.

18 ATTORNEY DAVID CONNER: And as Vince -- Vince
19 mentioned, on these types of applications and grants,
20 there has to be a certain number of public hearings that
21 are held.

22 There's no specific action necessarily required by
23 the Planning Commission. But because we have a court
24 reporter that's present to take information and receive
25 public comments, all public comments can be reviewed as
26 part of the planning and adoption process prior to
27 adoption by the County Commission.

28 MR. VINCE JACKSON: That's correct. And one

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1 thing that we had available also on the Building
2 Inspection website, there is actually a form where people
3 can go in online and make comments. So if -- if anyone
4 has made comments by that means, that information will be
5 provided to the County Commission as well.

6 CHAIRMAN SAM DAVIS: I certainly think it's a
7 good idea for the County to keep the flood policy updated
8 to provide the best coverage at the lowest cost to
9 citizens that are in flood zone areas.

10 MR. VINCE JACKSON: Yes, sir. Our next cycle
11 visit will be in 2020. And so we're hoping, with this
12 new plan in place, that will give us more points, and
13 we'll able to achieve the Class 6.

14 CHAIRMAN SAM DAVIS: Anyone else want make any
15 comments as to your personal feelings on this?

16 COMMISSION MEMBER DANIEL NANCE: Just a
17 question: How quickly would we move from a 7 to a 6?
18 Have we got to wait until 2020, or is that immediate?

19 MR. VINCE JACKSON: It would be -- it would --
20 our -- our next cycle visit is -- is -- some of it will
21 be late 2020. I think usually it takes place in
22 December.

23 And there is a period of time after that where --
24 where the representatives have to review all of the
25 information that's submitted and determine how everything
26 stacks up against the points that are awarded in the
27 various categories.

28 So it takes a little while. The only way that it

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1 could happen faster than that would be to ask for a
2 revision before 2020, but that would take some time. And
3 so, really, the best-case scenario right now would
4 probably be 2021.

5 CHAIRMAN SAM DAVIS: Any other questions or
6 comments for Vince?

7 COMMISSION MEMBER DEWANE HAYES: Vince, if we
8 happen to have a hurricane this year, would that slow
9 this plan of action down?

10 MR. VINCE JACKSON: I don't think so.

11 CHAIRMAN SAM DAVIS: If there are no other
12 questions Vince, we'll open the public hearing at this
13 point. There's no one signed up to speak for or against
14 or make any comments. But I'll make that available to
15 the audience at this point.

16 If anyone here wishes to make a comment, you can do
17 so now. Is there anyone out there wishing to make a
18 comment?

19 (No response.)

20 CHAIRMAN SAM DAVIS: Okay. We'll close the
21 public hearing at this point, being no further comments
22 on that. We'll go to old business.

23 MR. VINCE JACKSON: Would you like to make a
24 recommendation to the County Commission?

25 CHAIRMAN SAM DAVIS: Would anyone care to make
26 that recommendation?

27 COMMISSION MEMBER KEVIN MURPHY: I make a
28 motion that the Planning Commission make a recommendation

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1 to the County Commission to continue to approve this
2 plan.

3 CHAIRMAN SAM DAVIS: Okay. There's --

4 COMMISSION MEMBER DEWANE HAYES: I'll second.

5 CHAIRMAN SAM DAVIS: -- a motion to recommend
6 and a second. All in favor, say aye.

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

8 CHAIRMAN SAM DAVIS: All opposed?

9 (No response.)

10 SAM DAVIS: The recommendation is unanimous.

11 MR. VINCE JACKSON: Thank you.

12

13 **10 - OLD BUSINESS**

14 CHAIRMAN SAM DAVIS: Move to old business. Any
15 old business?

16 MR. VINCE JACKSON: No old business.

17

18 **11 - NEW BUSINESS**

19 CHAIRMAN SAM DAVIS: Any new business?

20 MR. VINCE JACKSON: I have just a couple things
21 to mention. This is -- There have been some discussions.
22 This is real preliminary at this point, but we're having
23 discussions about live streaming the Planning Commission
24 meetings. I think that's something that the County
25 Commissioners would like to see us do.

26 We used to televise the meetings a number of years
27 ago. They were -- they were -- they were taped and then
28 broadcast later in the same way as County Commission

1 meetings were.

2 But it's done a little differently now. And
3 they're -- they're taped -- as I understand it, they're
4 taped and broadcast on the cable access channel, but
5 they're also live streamed online when they're happening.

6 That's something that we're looking at for Planning
7 Commission meetings. I think Mr. Oken will remember that
8 we did that before.

9 I don't have a timeframe on it yet. It's just
10 something that our -- our CIS department is working on
11 now. And so as I have more information, I will let
12 you-all know. But just be aware that that might be
13 coming in the very near future.

14 CHAIRMAN SAM DAVIS: Vince, just for the
15 record --

16 MR. VINCE JACKSON: Uh-huh. (Indicates
17 affirmatively.)

18 CHAIRMAN SAM DAVIS: -- if it was taped and fed
19 later --

20 MR. VINCE JACKSON: Uh-huh. (Indicates
21 affirmatively.)

22 CHAIRMAN SAM DAVIS: -- as opposed to live
23 stream, I would not have a problem with that. But I am
24 against live streaming of the meeting on Facebook.

25 I think that opens it up to some grandstanding on
26 the participant's part. And it opens it up to somebody
27 that's out there live streaming and text messaging in
28 here saying, ask this question, ask that question.

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1 I personally don't like live streaming on Facebook.

2 MR. VINCE JACKSON: I'm not sure how we'll
3 approach it. You know, that --

4 CHAIRMAN SAM DAVIS: Ms. Underwood gave the
5 indication it was already a done deal. It's going to be
6 live streamed. So I'm glad to know that's not the case
7 yet so our voices can be heard on that.

8 MR. VINCE JACKSON: Well, it's being discussed.
9 That's all I can really tell you at this point. It -- it
10 has been mentioned to our CIS department. And, you know,
11 they're looking into it.

12 I don't know that it would necessarily -- you know,
13 Facebook was mentioned, but I don't know that we would
14 necessary do it that way. You know, it's got to be --
15 there are details that will have to be worked out. But
16 we will certainly --

17 CHAIRMAN SAM DAVIS: Well, again, taped and fed
18 later --

19 MR. VINCE JACKSON: Uh-huh. (Indicates
20 affirmatively.)

21 CHAIRMAN SAM DAVIS: -- fine, no problem.

22 MR. VINCE JACKSON: Uh-huh. (Indicates
23 affirmatively.)

24 CHAIRMAN SAM DAVIS: Just I am not -- I'm
25 totally against a live stream where people can question
26 immediately with other -- other people that's in the
27 audience in here.

28 COMMISSION MEMBER KEVIN MURPHY: I -- I would

1 echo Mr. Davis' comments on that.

2 COMMISSION MEMBER DEWANE HAYES: (Indicates
3 affirmatively.)

4 MR. VINCE JACKSON: And Mr. Conner may have
5 some comments on that also. The -- the way I understand
6 it, with the County Commission meetings, they're live
7 streamed over the County website. I don't think -- I
8 don't think there's any involvement with Facebook or
9 YouTube.

10 But, you know, this is just in the discussion stages
11 right now. It is something that the County Commissioners
12 would like for us to do.

13 But we will provide you more information as it's
14 available. And, you know, whatever concerns you-all
15 have, we'll certainly relay those to the Commission.

16 ATTORNEY DAVID CONNER: I think -- I think your
17 comments are -- are noted. And Vince and I will make
18 sure we -- we send those on.

19 But the idea is -- is that, like the County
20 Commission, most individuals' interplay oftentimes with
21 the County as a whole happens at the Planning Commission
22 level.

23 And so the idea is to try and keep the county
24 informed what's going on, people that can't come that
25 night because of disabilities, because of work, being
26 able to see it.

27 Questions about the timing, I think, is something
28 that's interesting that we can talk about and put before

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1 them. But I think overall the idea was that we want to
2 be as open as we can be and give everybody in the
3 community to chance to stay -- stay in tune about what's
4 going on.

5 Overall, I think it's a -- it's probably -- it's a
6 good move to make it open. But I do understand what
7 you're saying. So we'll raise --

8 MR. VINCE JACKSON: Yeah.

9 ATTORNEY DAVID CONNER: -- that to the
10 Commission.

11 MR. VINCE JACKSON: Yeah. I think that's a --
12 I think that's valid concern. You know, when we did it
13 before, people were appreciative of being able to have
14 that information available.

15 You know, what it also gave us was a video. You
16 know, you could get a DVD of the -- of the meeting and go
17 back and watch them, if you needed to.

18 The reason we cut it out was because of cost. You
19 know, we -- we reached a point where we were having to
20 look at everything in our budget. And that was one of
21 the things that had to go.

22 This is -- you know, this has just been within the
23 last couple weeks that we had any discussion about this.
24 And I know that the information has been provided to CIS.
25 I know that they're working on it. I don't know what the
26 timeframe is.

27 ATTORNEY DAVID CONNER: If it's set up like the
28 County Commission is set up, each -- once it goes online,

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1 once they make it where you can access it, everything is
2 queued up with the agenda item.

3 And so it's really a searchable tool. If you wanted
4 to hear what happened on this agenda item three years
5 ago --

6 MR. VINCE JACKSON: Yeah.

7 ATTORNEY DAVID CONNER: -- you go click on that
8 agenda item. The minutes come up from that section, the
9 agenda item for that section, and a segment of video
10 comes up.

11 MR. VINCE JACKSON: Yes.

12 ATTORNEY DAVID CONNER: It is a very powerful
13 tool, not only for the public, but also for the staff --

14 MR. VINCE JACKSON: Yes, sir.

15 ATTORNEY DAVID CONNER: -- to go back and see
16 exactly what happened.

17 MR. VINCE JACKSON: Yes.

18 ATTORNEY DAVID CONNER: Done the right way, it
19 can be very helpful.

20 MR. VINCE JACKSON: Yes.

21 CHAIRMAN SAM DAVIS: As I expressed, I'm fine
22 with it being taped and available for later. But I'm --
23 I'm totally against live streaming. I see too many
24 problems with that. And there are at least three other
25 Commissioners here that I think they're in favor of my
26 position.

27 COMMISSION MEMBER KEVIN MURPHY: And I will add
28 to that. Live streaming, if it was delayed by thirty

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1 (30) minutes even --

2 MR. VINCE JACKSON: Uh-huh. (Indicates
3 affirmatively.)

4 COMMISSION MEMBER KEVIN MURPHY: -- would
5 change some of our thought processes. But live wouldn't
6 work.

7 MR. VINCE JACKSON: Right. We'll provide more
8 information as we have it. I -- I have very limited
9 information right now. I just wanted to let you know it
10 may be coming.

11 You know, one thing -- you know, we -- we've talked
12 a lot about the need for training. And we're -- we're
13 aware that we need to do that. So we're going to try to
14 get some training ASAP.

15 I can't tell you when right now, but we're going to
16 work on that. You know, my original thought had been
17 once we got a full group of members, we would do that.
18 But now we've lost another one.

19 So we really can't wait, you know, to -- to get a
20 full group. So we're going to do something soon. And we
21 will certainly let you know more information about the
22 broadcast once we have it available.

23 CHAIRMAN SAM DAVIS: You're not talking
24 about -- you're talking about Spence that's lost, or is
25 there another one?

26 MR. VINCE JACKSON: No, just Spence.

27 CHAIRMAN SAM DAVIS: Okay.

28 COMMISSION MEMBER DANIEL NANCE: Hey, Vince, I

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1 just want to say that I agree on the live streaming. I
2 prefer not to have it.

3 MR. VINCE JACKSON: Okay. And -- and we'll,
4 you know -- we'll certainly make your -- whatever
5 thoughts you have on that known to the Commissioners.

6 This is just something -- like I said, it just came
7 up in the last couple weeks, since your last meeting.
8 And -- and -- and it's being discussed. But I don't
9 really know any details at this time. But we will
10 certainly let you know when we have more details.

11 The only other thing I wanted to mention tonight is
12 that we have a birthday person in our presence. And I
13 want to wish Mr. Conner happy birthday.

14 ATTORNEY DAVID CONNER: Thank you very much.

15 CHAIRMAN SAM DAVIS: Happy birthday. What
16 number it is?

17 ATTORNEY DAVID CONNER: She's typing.

18 MR. VINCE JACKSON: I know that --

19 ATTORNEY DAVID CONNER: 48.

20 MR. VINCE JACKSON: I know that he's younger
21 than me.

22 ATTORNEY DAVID CONNER: 48.

23 CHAIRMAN SAM DAVIS: 48, just a baby.

24 ATTORNEY DAVID CONNER: That's right.

25 MR. VINCE JACKSON: And, also, happy New Year.
26 Thank you for your service.

27 CHAIRMAN SAM DAVIS: Thank you.

28

12 - REPORTS AND ANNOUNCEMENTS**12-A - STAFF REPORTS**

CHAIRMAN SAM DAVIS: Staff reports?

MR. VINCE JACKSON: No staff reports.

12-B - LEGAL COUNSEL REPORT

CHAIRMAN SAM DAVIS: Legal council reports?

ATTORNEY DAVID CONNER: No legal counsel
reports.

12-C - NEXT REGULAR MEETING: FEBRUARY 7, 2019

CHAIRMAN SAM DAVIS: All right. The next
regular meeting is February the 7th. Anything from the
Commission?

(No response.)

13 - ADJOURNMENT

CHAIRMAN SAM DAVIS: We stand adjourned.

(The Baldwin County Planning and Zoning Commission Regular
Meeting was adjourned at 6:50 p.m.)

C E R T I F I C A T E

STATE OF ALABAMA)

BALDWIN COUNTY)

I hereby certify that the above and foregoing transcript was taken down by me in stenotype and the proceedings were transcribed by means of computer-aided transcription, and that the foregoing represents a true and correct transcript of the meeting given by said parties upon said meeting.

I further certify that I am neither of counsel nor of kin to the parties, nor am I in anywise interested in the result of said proceedings.

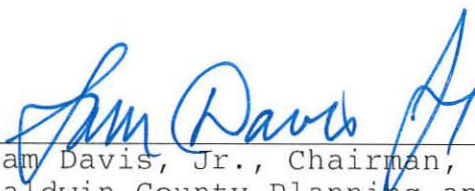


SUSAN C. ANDREWS,
Certified Court Reporter,
Certification No. 287

C E R T I F I C A T E

I, Sam Davis, Jr., Chairman of the Baldwin County Planning and Zoning Commission, do hereby certify that the foregoing transcript of the minutes of the January 3, 2019, Monthly Meeting are a true and correct transcription of the minutes as prepared by Susan C. Andrews, Alabama Certified Court Reporter, License No. 287.

I, Sam Davis, Jr., do hereby affix my signature on this,
the 7 day of Feb, 2019.



Sam Davis, Jr., Chairman,
Baldwin County Planning and
Zoning Commission

BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 01/03/2019

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BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 01/03/2019

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NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL

Z-18041

Dorgan Property

Rezone-B-2 to RSF-2

- All individuals wishing to address the Planning Commission MUST fill out a speaking request form.
- No person may address the Planning Commission without first obtaining recognition from the Chair and will be allowed up to three (3) minutes. Any speaker who indicated that he (she) is speaking also for (in place of) others present may be granted additional time, at the Chair's discretion.
- When four (4) or more persons have registered to speak, the Chair may encourage the speakers to appoint a spokesperson, who will then be given up to ten (10) minutes to speak.
- Speakers shall be required to speak from the podium equipped with a microphone and will be expected to state their name and address for the record at the onset of their presentation.
- Speakers shall confine comments or questions solely to matters that pertain to the particular case and shall observe time limits.
- Profane, insulting or threatening language or gestures, or disruptive behavior of any kind shall not be tolerated. If such unacceptable behavior is engaged, the speaker may be asked by the Chair to cease and desist and/or may be directed to depart the meeting.

I would like to address the Planning Commission on the following:

Z-18041, Dorgan Property Rezone B-2 to RSF-2

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Name (Print Clearly)

FRANK FEAGIN

Date 1.3.18

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL

Z-18041

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Z-18041, Dorgan Property Rezone B-2 to RSF-2

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Name (Print Clearly)

Jeff Barnes

Date 1/3/19

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, Al

Z-18041

Dorgan Property

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Z-18041, Dorgan Property Rezone B-2 to RSF-2

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Name (Print Clearly)

SCOTT HUTCHINSON

Date 1/3/19

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, Al

Z-18047

Stapleton Property

Rezone-RA to RR

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I would like to address the Planning Commission on the following:

Z-18047, Stapleton Property Rezone RA to RR

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Name (Print Clearly)

Cliff Stapleton

Date

1-3-19

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, Al

Z-18047

Stapleton Property

Rezone-RA to RR

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I would like to address the Planning Commission on the following:

Z-18047, Stapleton Property Rezone RA to RR

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Name (Print Clearly)

DAIL BOLAR

Date

1-3-19

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, Al

Z-19003

Gleaves Property

Rezone-RSF-E to RR

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I would like to address the Planning Commission on the following:

Z-19003, Gleaves Property Rezone RSF-E to RR

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Name (Print Clearly)

ELIZABETH J. BROWN

Date 1-3-2019

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, Al

Z-19003

Gleaves Property

Rezone-RSF-E to RR

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I would like to address the Planning Commission on the following:

Z-19003, Gleaves Property Rezone RSF-E to RR

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Name (Print Clearly)

Joyce Gleaves

Date 1/3/19