

Baldwin County Commission District 4, Board of Adjustment

January 10, 2019

Regular Meeting Minutes

Foley Satellite Courthouse

Conference Room

ORIGINAL

The Board of Adjustment for Baldwin County Commission District 4 met in a regular session on January 10, 2019 at 3:30 p.m., in the Baldwin County Foley Satellite Courthouse Large Meeting Room. Chairman, Stuart Arnold called the meeting to order. Members present included: James Koeppen, Jack Danley, Robert Broseus, Ernie Church, JoAnn Bodree, Harold Stephens and John Hilderbrandt. Staff member present was Linda Lee, Planner.

Election of Officers

The first order of business was election of officers for 2019. The floor was opened for nominations. Mr. Arnold was nominated for chairman by Mr. Church with a second from Mr. Hilderbrandt. There were no other nominations for chairman. The motion for chairman carried unanimously. Mr. Church was nominated for Vice Chairman by Mr. Hilderbrandt with a second from Mr. Broseus. There were no other nominations for vice chairman. The motion for vice-chairman carried unanimously.

Approval of Previous Meeting Minutes

Mr. Church made a motion to approve the minutes from the December 13, 2018 meeting. The motion received a second from Mr. Hilderbrandt and carried unanimously.

SE-19001 McBrien Property

Mrs. Lee presented the applicant's request for approval of a special exception to allow for a Recreational Vehicle Park and answered questions from board members. Staff received two letters in opposition to the request. Staff recommended approval of the special exception request subject to conditions stated.

Ms. Karen Alston spoke in favor of the special exception request and answered questions from the board. Ms. Lee explained to the board that a landscaped buffer would not be required due to the RV park starts beyond the shared property line with the adjacent residential use. There was a discussion concerning access from US Highway 98 and ALDOT requirements and planned use of the remaining five acres. Ms. Peggy Summerville stated she was the realtor for the property owner and gave some history of the property.

Ms. Shirley Langley spoke in opposition to the special exception request and answered questions from board members. She commented on issues pertaining to a soft shoulder, drainage, and lights from RVs being disruptive.

Bobby McCarley spoke in opposition to the special exception request. Concerned with what kind of RV park will be there, increase in crime and buffer zone requirements. He wanted the property owner to be required to rezone the property to B-4.

Mr. Gordon Ripps stated he was the realtor for the applicant and commented on some of the concerns expressed.

Chairman Arnold asked staff to explain the buffer requirements. Ms. Lee reviewed the buffer requirements for RV parks and explained why a site plan was only needed for the area proposed to be developed at this time which requires special exception approval. The proposed development also needs Planned Development approval from the Planning Commission.

Mr. Hilderbrandt made a motion to deny the special exception request. The motion received a second from Ms. Bodree and failed on a vote of four in favor and four against.

Mr. Church made a motion to approve the request subject to the following conditions:

- Approval shall be for this applicant and at this location only.
- Approval subject to issuance of access permit from ALDOT
- Expansion of the park and/or changes to the site plan will necessitate further Special Exception review and approval.
- Acceptable water distribution plan is developed and followed
- Landscaped buffer on west side

The motion received a second from Mr. Koeppen and carried on a vote of six in favor and two against.

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Adjournment

There being no further business to come before the board the meeting was adjourned at 4:31 p.m.

Respectfully Submitted,

Linda Lee, Planner

I hereby certify that the above minutes are true, correct and approved this 14 day of February 2019.


Stuart Arnold, Chairman