

Baldwin County Commission District 3, Board of Adjustment

January 27, 2020

Regular Meeting Minutes

Baldwin County Central Annex, Robertsdale

The Board of Adjustment for Baldwin County Commission, District 3 met in a regular session on January 27, 2020, at 4:00 p.m., in the auditorium of the Baldwin County Central Annex. The meeting was called to order at 4:10p.m., by Chairman Donnie Waters. Members present included, John Cooper and Tommy Springer, Jr. Staff members present were Vince Jackson, Planning Director and Linda Lee, Planner.

Election of Officers for 2020

Mr. Cooper nominated Mr. Waters for chairman. Mr. Springer seconded the nomination. Mr. Cooper nominated Mr. Springer for vice-chairman. Mr. Waters seconded the nomination. There being no other nominations, the board voted unanimously for the nominated officers.

Approval of Previous Meeting Minutes

Mr. Cooper made a motion to approve the minutes of the November 18, 2019, regular meeting. The motion received a second from Mr. Springer and carried unanimously.

SE-19006 Smith Property

Mr. Jackson presented the applicant's request for a special exception to allow for a resort for Christian and family retreats. The request was tabled from the October meeting for the applicant to provide a business plan and address concerns expressed. The case was tabled from the November meeting to allow the applicant to obtain a wetlands evaluation, provide additional information for his business plan and for staff to provide topography information. Staff reviewed the map submitted with the wetland's evaluation. There were no wetlands found on the property. There is a very small area of hydric soils on the west side of the property. The proposed activities will not affect these hydric soils. If the board finds approval of this application to be warranted, staff recommends approval be subject to conditions outlined in staff report. Michael Smith spoke in favor of the special exception. Mr. Smith addressed concerns expressed about the current buildings on the property. Mr. Cooper questioned Mr. Smith as to why he had not brought Airbnb information to the board at previous meetings. Bill Norton expressed his concerns pertaining to cooking facilities in cabins, whose preparing meals, will there be inspections, does applicant have insurance for this facility and renting through Airbnb. Darlene Smith responded to Mr. Norton's concerns about using Airbnb. She approves everyone that is coming through Airbnb. She also stated that their company is covered on insurance. Ms. Robin Whalley expressed her concerns and opposition to the special exception. Mr. Hankins asked about prior visitors and effect on zoning of surrounding properties. Bryant Cowling expressed his opposition to the special exception. He encouraged board members to research link he provided to Airbnb. He stated he doesn't feel we have full disclosure regarding what they are doing. There followed a discussion concerning problems with rabbits. Mr. Smith addressed some of the concerns expressed pertaining to their business plan and the rabbits. Mr. Springer addressed the concerns pertaining to regulations. Mr. Jackson responded to comments concerning the zoning of the property. Approval of a special exception does not change the zoning on the property. The special exception is site plan specific. We do monitor these activities. If we receive complaints, we can potentially bring back to the board and have the special exception revoked. If the board decides to approve this request, we can add a condition relative to noise. Any signage will be regulated through zoning. Following a short discussion, Mr. Springer made a motion to approve the special exception with conditions listed in staff

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report and added a condition for noise to cease at 10:00pm and a condition that sign would have exterior illumination only. The motion received a second from Mr. Cooper and carried unanimously.

Adjournment

There being no further business to come before the Board the meeting was adjourned at 5:10 p.m.

Respectfully submitted:

Linda Lee, Planner

I hereby certify that the above minutes are true, correct and approved this 15 day of June, 2020.



Donnie Waters, Chairman