



**Baldwin County Planning and Zoning Commission
Rezoning Meeting Minutes
Thursday, July 9, 2020
5:00 p.m.**

I. CALL TO ORDER

Chairman Sam Davis called to order the regular meeting of the Baldwin County Planning and Zoning Commission at 5:05 p.m. on July 9, 2020 at the Baldwin County Central Annex Main Auditorium, 22251 Palmer Street, Robertsdale, Alabama.

II. OPENING

Vince Jackson opened the meeting with an invocation and prayer. He also led the pledge of allegiance.

III. ROLL CALL

Mr. Jackson conducted a roll call. The following members were present:

Chairman Sam Davis, Bonnie Lowery, Nancy Mackey, Robert Davis, Plumer Tonsmeire, and Jason Padgett. Members Daniel Nance, Kevin Murphy, and Brandon Bias were absent. County Attorney Erin Fleming was present.

Staff present included Vince Jackson, D.J. Hart, Mary Booth, Laurie Rumbaugh, and Paula Bonner.

IV. CONSIDERATION OF APPLICATIONS AND REQUESTS – REZONING CASES

a.) CASE P-20002 NEAT PROPERTY

Vince Jackson presented the request for an extension to a Conditional Use Approval to allow an event and wedding venue located at 27300 Schoen Road. The property consists of approximately 36.7 acres on the north side of U.S. Highway 98, east of Breman Road. The subject property is in District 22 zoned RA. Mr. Jackson reported recommendation of approval by staff.

Nancy Mackey made a motion to approve the request. Bonnie Lowery seconded the motion. All members voted aye. **Motion to approve Case P-20002 request for an**

extension to a Conditional Use Approval to allow for an event and wedding venue at 27300 Schoen Road carries on a vote of 5-0.

b.) CASE P-20006 HAYES PROPERTY

Vince Jackson presented the request for a Conditional Use Approval to allow an automobile sales and restaurant with pick-up window at 26992 State Highway 181. The property consists of approximately 1.3 acres on the east side of State Highway 181. The subject property is in District 15 zoned B-3.

Mr. Jackson reported recommendation of approval by staff. Applicant Elizabeth Hays was present to address the commission. There was no one present in opposition.

Nancy Mackey made a motion to approve the request subject to the conditions outlined in the staff report. Bonnie Lowery seconded the motion. All members voted aye. **Motion to approve Case P-20006 request for a Conditional Use Approval to allow an automobile sales and restaurant with pick-up window at 26992 State Highway 181 carries on a vote of 5-0 with the conditions listed below:**

- **Approval shall be for this applicant and this location only.**
- **Any lighting, whether permanent or temporary, which might be installed in conjunction with the two businesses, shall be shielded and directed away from adjacent properties.**
- **A Baldwin County Land Use Certificate shall be obtained no later than six (6) 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 business shall necessitate additional review and approval by the Planning Commission.**
- **The Planning Commission may impose additional conditions as it sees fit.**

**c.) CASE P-20007 ONO ISLAND POA PROPERTY OWNERS ASSOCIATION
CONDITIONAL USE APPROVAL**

Vince Jackson presented the application for a conditional use approval to allow a fire station with live-in facilities on approximately 2.95 acres located at 31699 River Road on Ono Island. Subject property is zoned OR in District 24.

Mr. Jackson reported recommendation of approval subject to conditions by staff. Shannon Harrison was present to represent the applicant and answered questions. There was no one present in opposition of the request.

Plumer Tonsmeire made a motion to approve. Robert Davis seconded the motion. All members voted aye. **Motion to approve Case P-20007 Ono Island POA Property Owners Association Conditional Use Approval carries with a vote of 5-0 with conditions listed below.**

- **Approval shall be for this applicant and this location only.**

- **A Baldwin County Land Use Certificate and building permit shall be obtained no later than six (6) 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 facility shall necessitate additional review by the Planning Commission.**

d.) CASE Z-20008 LAMBERT VENTURES LLC PROPERTY

Vince Jackson presented the rezoning request for property located on the south side of US Highway 90, west of Bay Branch Drive in Planning District 28. The request is to rezone approximately 13 acres from RSF-2 to RA to allow for a landscape business to operate on the parcel.

Mr. Jackson reported recommendation of approval by staff and answered questions. Applicant Jay Oberkirch and his real estate agent Thomas Wiggins signed up in favor of the request and answered questions. Tim Sowell and John Storey signed up and spoke in opposition of the request.

Nancy Mackey made a motion to recommend approval. Bonnie Lowery seconded the motion. All members voted aye. **Motion to recommend approval for Case Z-20008 rezoning request from RSF-2 to RA carries on a vote of 5-0.**

e.) CASE Z-20009 HRABOVSKY PROPERTY

Vince Jackson presented the rezoning request for property located to the south and west of Yorkshire Subdivision in Planning District 15. The request is to rezone approximately 23 acres from RSF-4 to RSF-E to allow agricultural and residential use of the property.

Mr. Jackson reported recommendation of approval by staff and answered questions. Applicant Cheryl Hrabovsky addressed the commission and answered questions. Gary Taylor spoke in opposition.

Bonnie Lowery made a motion to recommend approval. Plumer Tonsmeire seconded the motion. All members voted aye. **Motion to recommend approval for Case Z-20009 rezoning request from RSF-4 to RSF-E carries on a vote of 5-0.**

f.) CASE S-20012 SWEATT PROPERTY

Vince Jackson presented the rezoning request for property located to the west side of State Highway 181 and Rigsby Road in Planning District 15. The request is to rezone approximately 23.22 acres from RSF-1, RMF-6 and B-2 to HDR, High Density Residential to allow a 270-unit apartment home community on the property.

Mr. Jackson reported recommendation of approval by staff. Trey Jinright spoke on behalf of the applicant. John Spivey spoke on behalf of the owner. Joe Stein signed

up in favor of the request but did not speak. There was no opposition to the request.

Jason Padgett made a motion to recommend approval. Robert Davis seconded the motion. Bonnie Lowery voted nay, all other members voted aye. **Motion to recommend approval for Case Z-20012 rezoning request from RSF-1, RMF-6 and B-2 to HDR carries on a vote of 4-1.**

g.) CASE Z-20016 PUCKETT PROPERTY

Vince Jackson presented the rezoning request for property located on the north side of County Road 64, east of State Highway 181 in Planning District 15. The request is to rezone 1 acre of an approximately 7.26 acres from RSF-E to B-3 to allow commercial use on the property.

Mr. Jackson reported recommendation of approval by staff and answered questions. Ercil Godwin with Sawgrass Consulting spoke on behalf of the applicant. Angelo Fermo, the owner of the proposed business, answered questions also. There was no one present in opposition.

Nancy Mackey made a motion to recommend approval. Jason Padgett seconded the motion. All members voted aye. **Motion to recommend approval for Case Z-20016 rezoning request from RSF-E to B-3 carries on a vote of 5-0.**

h.) CASE Z-20017 PELFREY PROPERTY

Vince Jackson presented the rezoning request for property located on the west side of County Road 93, south of Sunset Drive in Planning District 22. The request is to rezone approximately 13.9 acres from RSF-1 to RA to allow residential and agricultural use of the property.

Mr. Jackson reported recommendation of approval by staff. Mr. Jackson also reported two telephone calls expressing support for the request. There was no one present in opposition. The owner Brett Pelfrey addressed the Commission and answered questions.

Jason Padgett made a motion to recommend approval. Bonnie Lowery seconded the motion. All members voted aye.

Motion to recommend approval for Case Z-20017 rezoning request from RSF-1 to RA carries on a vote of 5-0.

i.) CASE Z-20018 DCF, LLC PROPERTY

Vince Jackson presented the rezoning request for property located on the southeast intersection of Larry Street Road and Rigsby Road in Planning District 15. The request is to rezone approximately 38 acres from RA to RSF-2 to allow the development of a single-family residential subdivision on the parcel.

Mr. Jackson reported recommendation of approval by staff and answered questions. David Diehl with SE Civil was present to represent the applicant and answer questions. There was no one present in opposition of the request.

Bonnie Lowery made a motion to recommend approval. Plumer Tonsmeire seconded the motion. All members voted aye. **Motion to recommend approval for Case Z-20018 rezoning request from RA to RSF-2 carries on a vote of 5-0.**

j.) CASE Z-20020 CAHOON PROPERTY

Mr. Jackson presented the rezoning request for property located on the northeast intersection of County Road 26 and Collins Lane in Planning District 20. The request is to rezone approximately 4.5 acres from RSF-1 to RMH to allow expansion of an existing, grandfathered Manufactured Housing Park on the parcel.

Mr. Jackson answered questions and reported recommendation of approval by staff. Mr. Jackson also reported the recommendation of approval was written prior to receiving considerable opposition to the request.

Applicant and owner Bob Cahoon addressed the Commission and answered questions. David Green, Mark Mattox, Thomas Rachel, Rodger Tindal, and Magnolia Springs Mayor Kim Koniar spoke in opposition. Susan Lolly Turner, Robert Turner, Kaye Tindal, John Palughi, and Marlon Foster signed up in opposition but did not speak.

Jason Padgett made a motion to recommend denial. Nancy Mackey seconded the motion. All members voted aye. **Motion to recommend denial of Case Z-20020 rezoning request from RSF-1 to RMH carries on a vote of 5-0.**

k.) CASE Z-20021 DIXON COMPANY, LLC PROPERTY

Vince Jackson presented the rezoning request for property located on the south side of Newberry Lane east of Magnolia Springs Highway in Planning District 21. The request is to rezone approximately 10 acres from CR to RR to allow the single-family use of the property with reduced building setbacks.

Mr. Jackson reported recommendation of approval by staff and answered questions. Janet Cobb and Dusty Cole spoke in favor of the request. Richard Newberry signed up in opposition but did not speak.

Nancy Mackey made a motion to recommend approval. Bonnie Lowery seconded the motion. All members voted aye. **Motion to recommend approval for Case Z-20021 rezoning request from CR to RR carries on a vote of 5-0.**

l.) CASE Z-20023 BALDWIN COUNTY BOARD OF EDUCATION PROPERTY

Vince Jackson presented the rezoning request for property located on the south side of County Road 64, west of County Road 54 East in Planning District 15. The request is to rezone approximately .25 acres of an 18.32 acre parcel from RSF-E to RSF-4 to

allow a water well to be located on the property.

Mr. Jackson reported recommendation of approval. There was no one present to speak in opposition. Stuart Smith was present to represent the applicant.

Bonnie Lowery made a motion to recommend approval. Plumer Tonsmeire seconded the motion. All members voted aye. **Motion to recommend approval for Case Z-20023 rezoning request from RSF-E to RSF-4 carries on a vote of 5.0.**

V. OLD BUSINESS

Mr. Jackson reported there was no old business.

VI. NEW BUSINESS

Chairman Davis inquired about changing the starting time of the meetings. There was discussion among Mr. Jackson and members about changing the meeting time.

Jason Padgett made a motion to change the meeting time to 4:00 p.m. Nancy Mackey seconded the motion. All members voted aye. **Motion to change the Baldwin County Planning and Zoning Commission meeting times from 6:00 p.m. to 4:00 p.m. carries on a vote of 5-0.**

VII. PUBLIC COMMENTS

There were no public comments.

VIII. REPORTS AND ANNOUNCEMENTS

There were no announcements or legal reports.

IX. NEXT REGULAR MEETING

The next Planning Commission Meeting is scheduled for August 6, 2020 at 4:00 p.m.

X. ADJOURN

As there was no further business the meeting adjourned at 7:36 p.m.


Paula S. Bonner, Planning Technician

8/6/20
Date


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

8/6/2020
Date

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

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

P-20006

Hayes Property

Conditional Use

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- 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:

P-20006, Hayes Property, Conditional Use

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

~~Kenneth~~ Andrew Hayes Elizabeth

Name (Print Clearly)

Date 7-9-20

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

P-20007

Ono Island POA Property

Conditional Use

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

P-20007, Ono Island POA Property, Conditional Use

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

Shannon Harrison

Name (Print Clearly)

Date 7.9.2020

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z-20008

Lambert Ventures LLC Property

Rezone RSF-2 to RA

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

Z-20008, Lambert Ventures LLC Property, Rezone RSF-2 to RA

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

Tim Sowell

Name (Print Clearly)

Date Tim Sowell 7/9/20

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z-20008

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Z-20008, Lambert Ventures LLC Property, Rezone RSF-2 to RA

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

Name (Print Clearly)

Date

Jim Storey

7-9-2020

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

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Baldwin County Central Annex, Robertsdale, AL.

Z-20008

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

Z-20008, Lambert Ventures LLC Property, Rezone RSF-2 to RA

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

~~At~~ Jay Oberkirch

Name (Print Clearly)

Date 7-9-20

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z-20008

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Z-20008, Lambert Ventures LLC Property, Rezone RSF-2 to RA

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

Thomas Wiggins

Name (Print Clearly)

Date 7/9/20

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z-20009

Hrabovsky Property

Rezone RSF-4 to RSF-E

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

Z-20009, Hrabovsky Property, Rezone RSF-4 to RSF-E

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

Gary Taylor

Name (Print Clearly)

Date 7-9-20

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsedale, AL.

Z-20009

Hrabovsky Property

Rezone RSF-4 to RSF-E

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Z-20009, Hrabovsky Property, Rezone RSF-4 to RSF-E

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

Cheryl Hrabovsky

Name (Print Clearly)

Date July 9, 2020

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z-20012

Sweatt Property

Rezone RSF-1, RMF-6 and B-2 to HDR High Density

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

Z-20012, Sweatt Property, Rezone RSF-1, to RMF-6 and B-2 to HDR High Density

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

Name (Print Clearly)

Date

IREY J. WRIGHT - Applicant

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z-20012

Sweatt Property

Rezone RSF-1, RMF-6 and B-2 to HDR High Density

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Z-20012, Sweatt Property, Rezone RSF-1, to RMF-6 and B-2 to HDR High Density

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

John Spivey

Name (Print Clearly)

Date 7/5/20

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z-20012

Sweatt Property

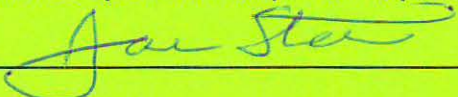
Rezone RSF-1, RMF-6 and B-2 to HDR High Density

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Z-20012, Sweatt Property, Rezone RSF-1, to RMF-6 and B-2 to HDR High Density

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



Name (Print Clearly)

Date _____

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z-20016

Puckett Property

Rezone RSF-E to B-3

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

Z-20016, Puckett Property, Rezone RSF-E to B-3

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

ERCIL GODWIN - SAWGRASS CONSULTING

Name (Print Clearly)

Date

07/09/20

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsedale, AL.

Z-20016

Puckett Property

Rezone RSF-E to B-3

- 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.
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- 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-20016, Puckett Property, Rezone RSF-E to B-3

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

Angelo Fermo

Name (Print Clearly)

Date July 9, 2020

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z-20017

Pelfrey Property

Rezone RSF-1 to RA

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

Z-20017, Pelfrey Property, Rezone RSF-1 to RA

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

Brett Pelfrey

Name (Print Clearly)

Date 9 July 2020

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z-20018

DCF LLC Property

Rezone RA to RSF-2

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

Z-20018, DCF LLC Property, Rezone RA to RSF-2

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

DAVID DIEHL (SE CIVIL)

Name (Print Clearly)

Date 07/09/2020

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z-20020

Cahoon Property

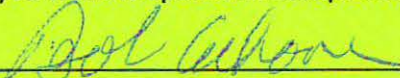
Rezone RSF-1 to RMH

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

Z-20020, Cahoon Property, Rezone RSF-1 to RMH

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



Name (Print Clearly)

Bob Cahoon

Date

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z-20020

Cahoon Property

Rezone RSF-1 to RMH

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

Z-20020, Cahoon Property, Rezone RSF-1 to RMH

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

DAVID GREEN

Name (Print Clearly)

Date

7/9/20

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z-20020

Cahoon Property

Rezone RSF-1 to RMH

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

Z-20020, Cahoon Property, Rezone RSF-1 to RMH

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

Thomas A. Rachel

Name (Print Clearly)

Date 7-9-2020

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z-20020

Cahoon Property

Rezone RSF-1 to RMH

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

Z-20020, Cahoon Property, Rezone RSF-1 to RMH

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

MARK MATTHEW

Name (Print Clearly)

Date

7/9/2020

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z-20020

Cahoon Property

Rezone RSF-1 to RMH

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

Z-20020, Cahoon Property, Rezone RSF-1 to RMH

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

TOLAN PALMER

Name (Print Clearly)

Date 6-9-2020

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z-20020

Cahoon Property

Rezone RSF-1 to RMH

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

Z-20020, Cahoon Property, Rezone RSF-1 to RMH

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

Mayor Kim Koniar

Name (Print Clearly)

Date 7-9-2020

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsedale, AL.

Z-20020

Cahoon Property

Rezone RSF-1 to RMH

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

Z-20020, Cahoon Property, Rezone RSF-1 to RMH

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

Susan Lolly Turner

Name (Print Clearly)

Date 7-9-2020

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z-20020

Cahoon Property

Rezone RSF-1 to RMH

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

Z-20020, Cahoon Property, Rezone RSF-1 to RMH

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

ROBERT TURNER

Name (Print Clearly)

Date 7-9-2020

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z-20020

Cahoon Property

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

Z-20020, Cahoon Property, Rezone RSF-1 to RMH

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

Rodger E. Tindal RETCO Properties, Inc.

Name (Print Clearly)

Date 7-9-20

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z-20020

Cahoon Property

Rezone RSF-1 to RMH

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

Z-20020, Cahoon Property, Rezone RSF-1 to RMH

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

Kaye Tindal

Name (Print Clearly)

Date 7-9-2020

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z-20020

Cahoon Property

Rezone RSF-1 to RMH

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

Z-20020, Cahoon Property, Rezone RSF-1 to RMH

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

Marlon Foster

Name (Print Clearly)

Date 7/9/2020

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z-20021

Dixon Company LLC Property

Rezone CR to RR

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

Z-20021, Dixon Company LLC Property, Rezone CR to RR

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

Janet L. Cobb

Name (Print Clearly)

Date 9 JUL 20

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z-20021

Dixon Company LLC Property

Rezone CR to RR

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

Z-20021, Dixon Company LLC Property, Rezone CR to RR

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

Dusty Cole

Name (Print Clearly)

Date 7-09-20

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z-20021

Dixon Company LLC Property

Rezone CR to RR

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

Z-20021, Dixon Company LLC Property, Rezone to CR to RR

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

Richard Newberry

Name (Print Clearly)

Date 7/9/20

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z-20023

Baldwin County Board of Education Property

Rezone RSF-E to RSF-4

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

Z-20023, Baldwin County Board of Education Property, Rezone RSF-E to RSF-4

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



Name (Print Clearly)

Date 7/09/2020

**To: BALDWIN COUNTY PLANNING & ZONING
DEPARTMENT
(251)580-1656 fax**

**From: Kimberly Moore
12437A County Road 26
Foley, AL 36535**

**Email: Kmooresbcc@gmail.com
Phone: 251-424-3487**

Re: Case No. Z-20020: Cahoon Property

General Location: Property is located at 10900-A Collins Lane & 13155-C Co Rd 26, in Planning District 20.

Parcel Identification Number: 05-60-03-30-0-000-010.000 and 05-60-30-31-0-000-001.000

Requested Action and Purpose: The applicant is requesting to rezone 4.5 acres from RSF-1 to RMH to allow expansion of an existing Manufactured Housing Park.

**Please see the following response to the above referenced
request.**

3 pages total

To the Baldwin County Planning & Zoning Department regarding:

Case No. Z-20020

Cahoon Property

Planning District 20

July 8, 2020

To Whom It May Concern,

My name is Kimberly Moore. I live at 12437A County Road 26, approximately a mile west of the proposed zoning change at 10900-A Collins Lane and 13155-C County Road 26. First, I apologize for not being able to attend in person. I am a healthcare worker and the current Covid-19 crisis prevents me from doing so. However, I consider this proposal to be a very serious one for my community.

I was born on Nolte Creek and raised in the area. It is "my home" and part of my identity, as my family dates to the original Creoles that settled into the area in and around Nolte Creek and the Magnolia River. I speak on behalf of many of my elderly relatives and friends who are unable to attend the meeting.

Let me start by saying that my objections are not about manufactured homes in the area. I, my mother and my neighbors all live in mobile homes. However, they are spaced out on acreage. They are owner occupied and maintained with the same pride as any stick-built home. A lot of time, energy and planning went into the zoning of our area. There were reasons in the past that still hold true for the objections being made today against the rezoning. Of course, maintaining property values have always been at the forefront of the zoning restrictions. We also live in a very diverse ecosystem that is becoming more fragile. More people mean more pollution and run-off into the very close waters of Nolte Creek. It is already happening at an alarming rate due to the extremely large number of boaters using the launch. Will the sewage facilities for the requested change be enough to keep pollution out of the waters? What if it is not? Can assurances be made that rainwaters will not wash even more pollution into the environment? How will the increase in noise from more traffic and people affect what is left of the peaceful nature of our area?

Safety issues are also of great importance. The increased traffic from possible new tenants will make an impact. The growth our community has experienced already causes problems. I commute to work everyday on County Road 26. People are always pulling out of Collins Lane without regard to oncoming traffic from the West. Also, many drivers exceed the speed limit coming around Nolte Creek bridge from the East. It makes for a very dangerous situation for anyone behind a driver turning into the launch, as well as the first drive into the trailer park. We have been very lucky that more accidents have not occurred, but that may very well change. Another aspect of many trailer parks, as politically incorrect as it is to say, is the transient nature of the renters. A community is only as safe as it's residents. We maintain a certain level of security by watching out for our neighbors. We build trust by knowing each other. We feel safe because those around us have a vested interest in the lifestyle we have worked hard to maintain. Yes, there is crime in our area, but those who commit it are known to many. They are

often being watched to assure the safety of others. Will these future renters have the same commitment to our community's safety? Will they feel the same commitment to their neighbors that many of us do? Our world has become a very unsafe place. Our homes in our little community provide a much-needed refuge from "the real world". How are we to maintain that with people who may or may not live here in a few months. Many wonderful people live in trailer parks, but will those people be replaced by less than wonderful people when they move on? The definition of community is, "a group of people living in the same place or having a particular characteristic in common." It is the latter part of that definition that holds true for our area. We all want to maintain the safety and beauty of where we live. Will a trailer park allow that to continue?

The absolute, most worrisome aspects of the rezoning is simply the fact that it goes from what it is now (grandfathered in) to what it will legally become, a trailer park. If it is allowed for one, what chance do we have of not allowing future requests for more trailer parks? Mr. Cahoon may maintain his property to a higher standard than others in the county, but what happens if ownership changes? Will the same standards be in place? Can any guarantees be made that any of the proposed changes will not have a negative impact on our community? Absolutely not. The only guarantee we have is that the original zoning ordinances stay the same.

Thank you for allowing my input on this situation. I hope and pray that each member of the department asks themselves, "would I want this change in MY community" before allowing that change.

Sincerely,



Kimberly Moore

Thomas A. Rachel
10801 St. Johns Lane
Foley Al. 36535

July 1st, 2020

DJ Hart, CFM
Planning Technician
Baldwin County Planning & Zoning Department
22251 Palmer Street
Robertsdale, Al. 36567
Case #Z-20020

Dear Mrs. Hart,

My Mother and I own sixty acres on Nolte Creek in close proximity of the property referenced in Case#Z-20020. The property has been in my family for over 150 years. Baldwin County has seen much growth in the last thirty years. Many communities are unrecognizable now due to the development practices of people from outside of those communities. The Vernant Park area citizens put forth the effort to have the area zoned to maintain the characteristics that have made it a place that natives have wanted to stay and raise families for generations. Lower density levels were a very large priority in the thought process of how this area would be zoned.

I have watched Mr. Cahoon develop some of his property directly across the street from his trailer park. The properties that once had oaks and pine trees are now basically bare. His newly acquired lots are certainly not now a representation of the community. I would also have to question the legalities of burning large debris piles while under a burn ban, and the filling of the property on Nolte Creek with many loads of red dirt. I would hate to see what he will do to the trailer park property given the chance.

I might view this issue differently if not getting a variance causes Mr. Cahoon a personal hardship. However, a higher density trailer park with all of the issues that will come with it will only diminish the property values in the community. Therefore, if this is purely a decision about one man's financial gain then I believe it is the duty of the County representatives to stick to the rules for the masses. He knew how the property was zoned before he bought it.

Sincerely,



Tommy Rachel
251-747-0252

D Hart

From: Penelope Taylor <1sweetnana@bellsouth.net>
Sent: Monday, July 6, 2020 3:44 PM
To: D Hart; Angela Tracy
Subject: Yorkshire are-Zoning

This message has originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Dear Mr Hart

We (Gary & Penny Taylor) are residence at 13730 Kearney Drive Loxley Alabama 36551 in Yorkshire Subdivision.

It is with great concern that we ask for the 25 acres directly behind Yorkshire Subdivision to be denied their zoning request.

Yorkshire is their only entrance to their property which means they would be using our streets and never pay dues. They already use our pond which is for Yorkshire residents only.

A farm adjacent to our properties will not be in our best interest as a community/neighborhood.

We are a small peaceful community who does not want the continual disruptions of a farm behind us.

We respectfully ask for the re-zoning request to be denied.

Sincerely,

Gary & Penny Taylor

13730 Kearney Drive

Loxley, Alabama 36551

(251) 979-0866

[Sent from AT&T Yahoo Mail for iPhone](#)

To: Baldwin County Planning Commission

We want to express our opposition
to The re-zoning request Case # Z-20020;
as we feel it will devalue our
Water front property.

Kay Gindal for Retco Owners

D Hart

From: Annette Bitto <bittoea@gmail.com>
Sent: Wednesday, July 1, 2020 3:21 PM
To: D Hart
Subject: Rezone 4.5 Acres in Magnolia Springs from RSF-1 to RMH

This message has originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Dear Mr. Hart,

This email is to serve as my opportunity to voice my concern and dissatisfaction over the potential rezoning of 4.5 acres from Single Family to Manufactured Housing.

I am strongly opposed to this potential rezoning and hope the concerns of myself as a property owner at 14155 Oak Street and those of other Magnolia Springs citizens are heard during this potential rezoning hearing.

While I am all for affordable housing, it does not have a place in this area.

Please let me know if you need additional information.

Thank you,
Ella Annette Bitto

**Mark A. Mattox
10815 St. Johns Lane
P. O. Box 1002
Magnolia Springs, Alabama 36555**

July 1, 2020

Dear Commissioners:

Case Number Z-20020 - Cahoon

I urge you to deny the rezoning request related to the Cahoon property from RSF-1 to RMH. As demonstrated below there are numerous reasons why the request is due to be summarily denied.

The requested change is NOT compatible with the existing development pattern or zoning of nearby properties. Adjacent properties are zoned RSF-1 or rural. Uses of adjacent properties are in compliance with the current zoning designations. See attached photographs that demonstrate the adjacent properties are used primarily for single family homes on large lots, churches, or agricultural uses.

I have made the area my permanent home for years. There has NOT been a change in the conditions in the neighborhood since the original zoning designation was adopted in 2001/2002 that would support the requested change. Mr. Cahoon bought the trailer park in 2016; thus, he was on notice that the trailer park was a non-conforming use at the time he bought it. There have been no other changes in uses of adjacent properties or nearby that would implicate a need to change any existing designations. Mr. Cahoon simply desires to make the trailer park bigger.

There has been no showing that the requested rezoning to RMH better conforms to the County's Master Plan. In fact, it does the opposite. To rezone the property to RMH is to encourage the expansion of a non-conforming use solely for the purpose of individual financial benefit to the property owner. There is no public benefit to be gained that would justify altering the existing zoning designation. Instead, the proposed change would likely adversely affect traffic patterns or congestion in this small community. The Cahoon property is 4.4 acres. Under RMH zoning, it appears that there could be as many as 26 trailers on the property, which is the equivalent of a small subdivision for our community.

The proposed rezoning is thus patently NOT consistent with the development patterns in the area or appropriate for orderly development of the community. As the attached photographs show you, the adjacent properties are primarily homes on large lots or rural. There are two churches nearby along with the old boat landing at the end of County Road 26. Over the years since I built my home not far from this site, new development that I have observed has been single family homes on large lots.

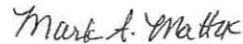
Designating the Cahoon property as RMH would result in the opposite effect from orderly development. As is sits today, the property does not comply with the buffer (25') or setback (50' front, 20' trailer to trailer, and 10' interior roads) requirements for a trailer park abutting RSF-1 property. There has been no plan offered to bring the property into compliance with those requirements. I suspect the reason for that is two-fold: it is not possible and/or the owner does not want to incur the expense of doing so. The result is the expansion of a non-conforming use to the detriment of the neighborhood in general.

The proposed change in zoning also presents concerns about adverse impacts on the aesthetic and environmental conditions of our community. There is no drainage infrastructure on the property and the interior roads are really just dirt driveways. There is a beautiful canopy of old oaks that serves as a screen of the park from the public view today. With the proposed rezoning for the stated purpose of expansion, there will be loss of those trees/natural screen and more trailers. To my knowledge no plans have been offered for erosion or stormwater control or landscaping. Further, given the relationship of this property to Nolte Creek, the concept of 26 septic systems on such a small parcel so close to the water is alarming.

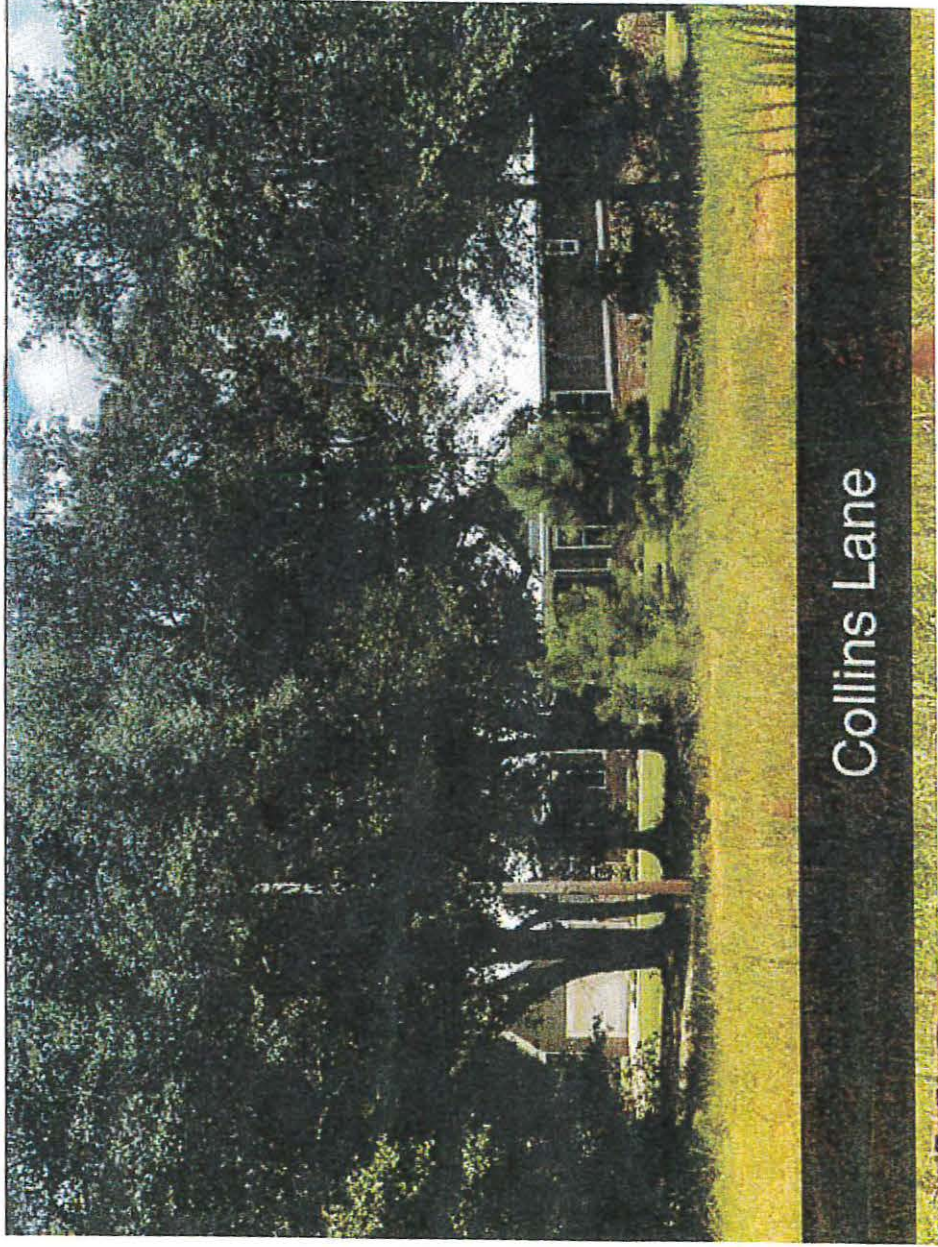
Further, an additional consideration is that Mr. Cahoon has demonstrated a refusal to comply with regulations concerning the use of his property to the detriment of the neighborhood in general. By his application, he has disclosed that he violated the zoning ordinance by replacing one of the original 11 trailers. As I appreciate the ordinance, non-conforming uses "shall not be enlarged, expanded or intensified, nor shall they be used as grounds for adding other structures." Upon the old trailer not being habitable, it should not have been replaced. In addition, Mr. Cahoon owns two separate parcels that abut my property - as photographs show - he has essentially clear cut the western parcel on County Road 26 leaving no buffer. On the property that fronts on Nolte creek, the same clearing was done as well as filling of wetland areas. No permits were obtained for the burning, clearing or filling of the wetlands. Thus, respectfully, he has demonstrated a lack of regard for authority, the ordinance, and the neighborhood.

Any one of and certainly the combination of the above facts demonstrates that the request to rezone by Mr. Cahoon from RSF-1 to RMH is due to be denied. Thank you for your consideration.

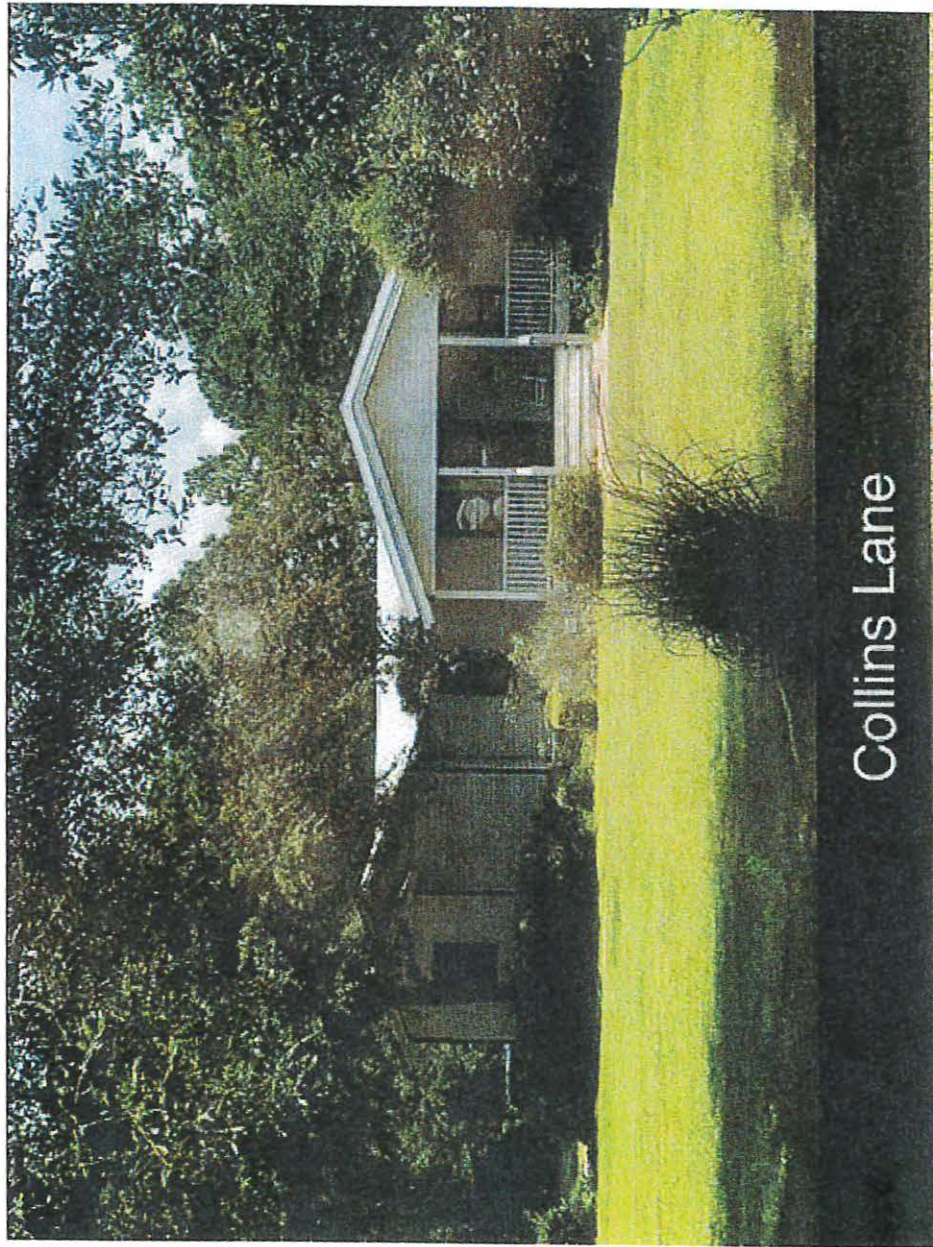
Respectfully,

A handwritten signature in cursive script that reads "Mark A. Mattox".

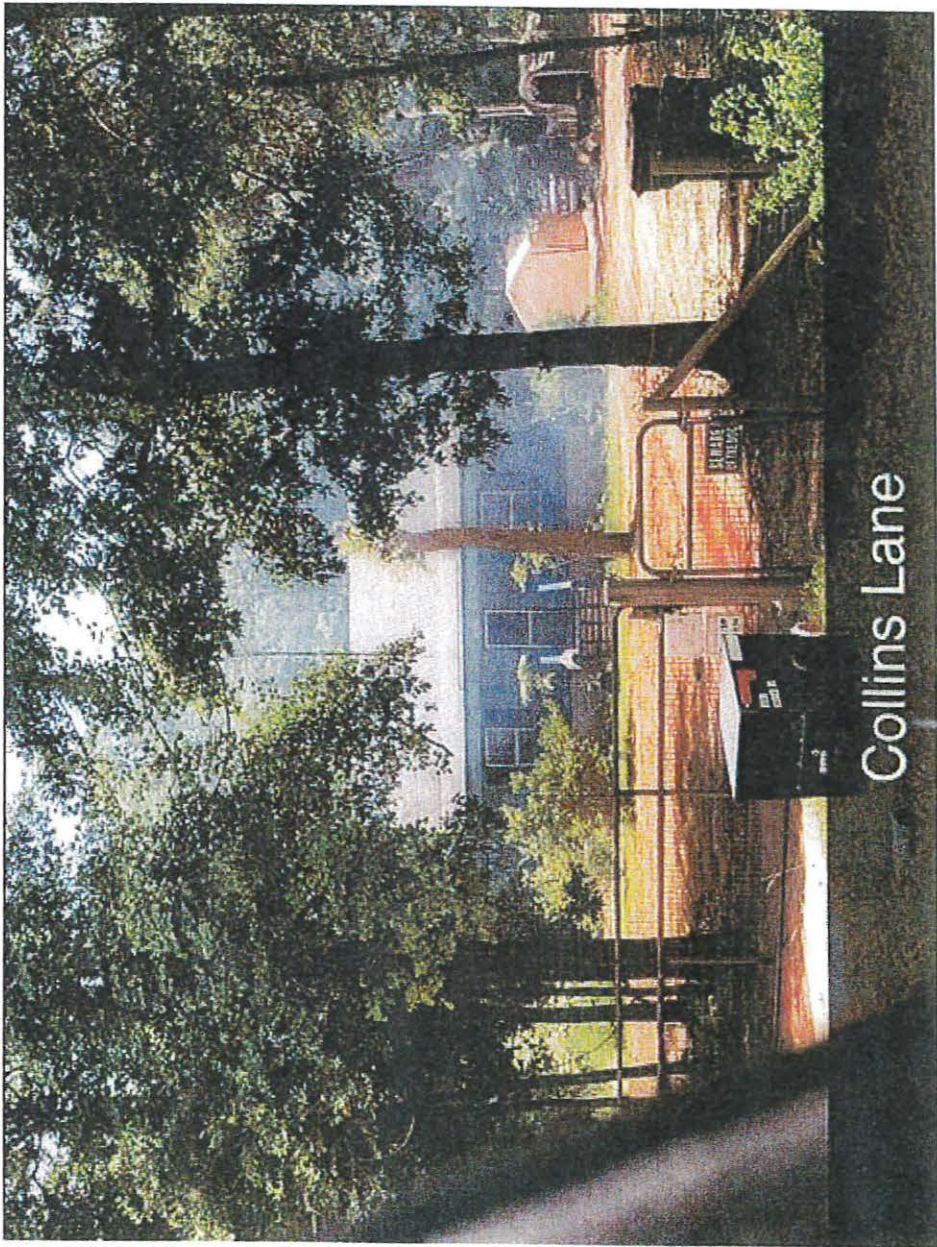
Mark A. Mattox



Collins Lane



Collins Lane



Collins Lane



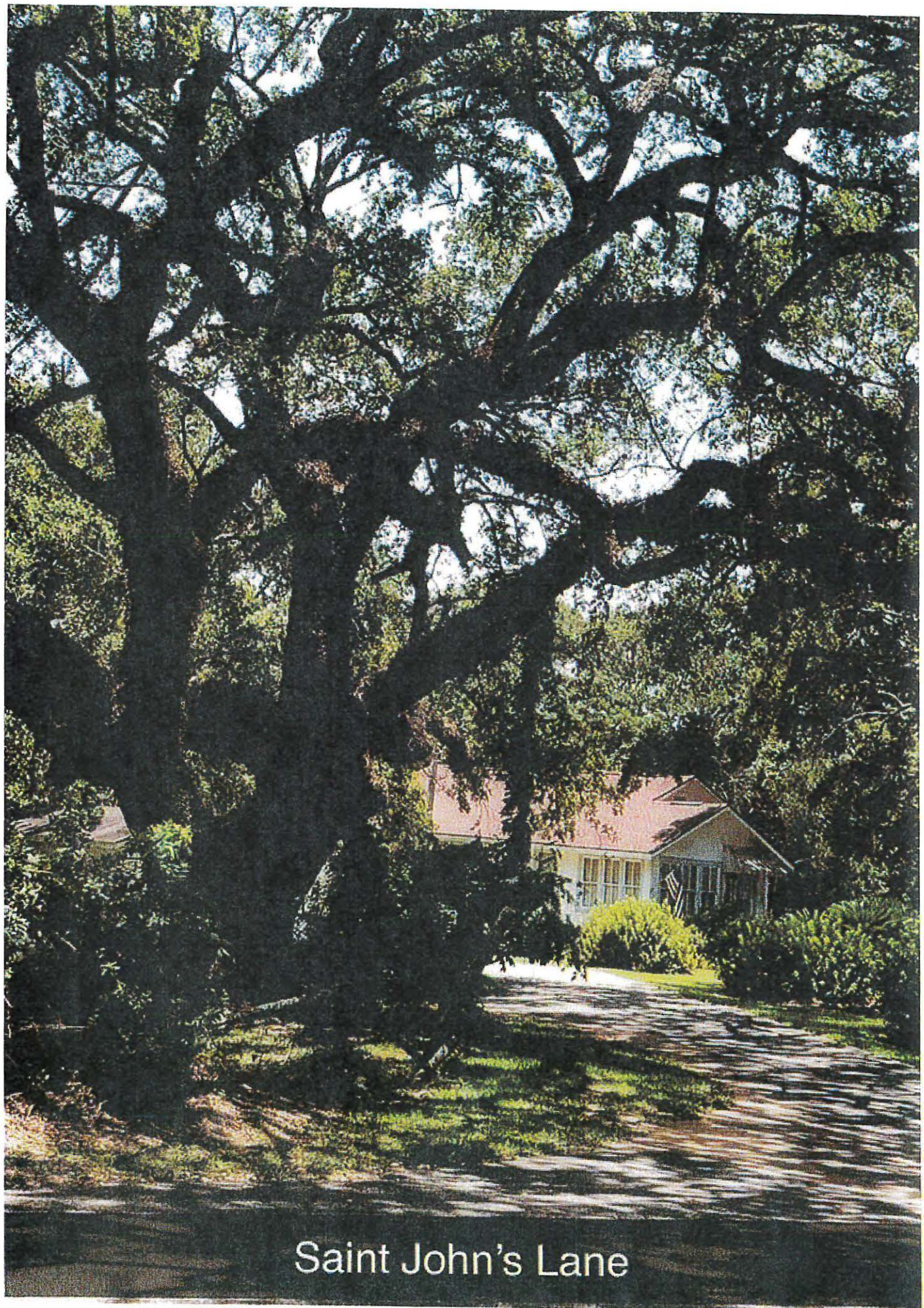
County Rd 26



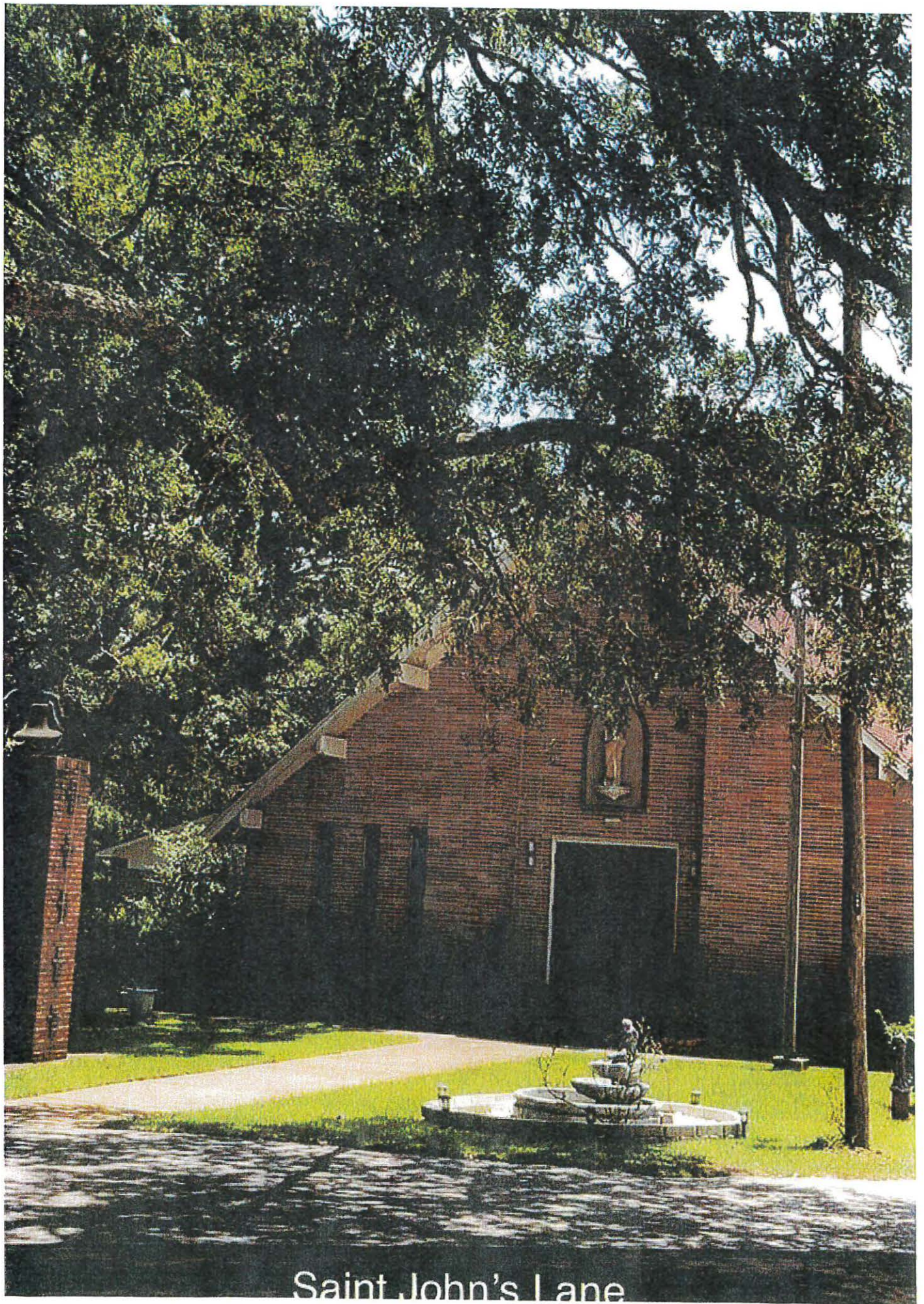
County Rd 26



Saint John's Lane



Saint John's Lane



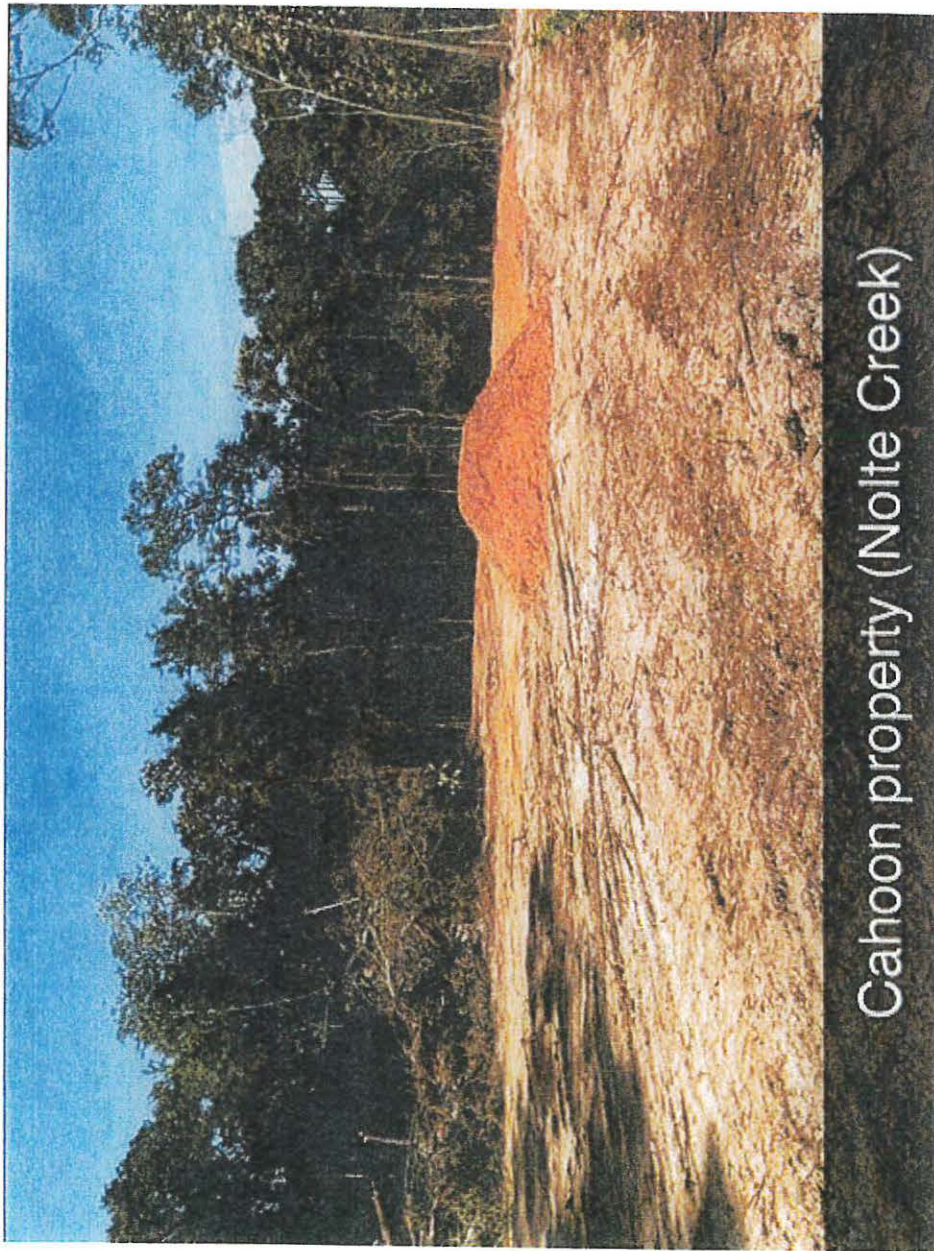
Saint John's Lane



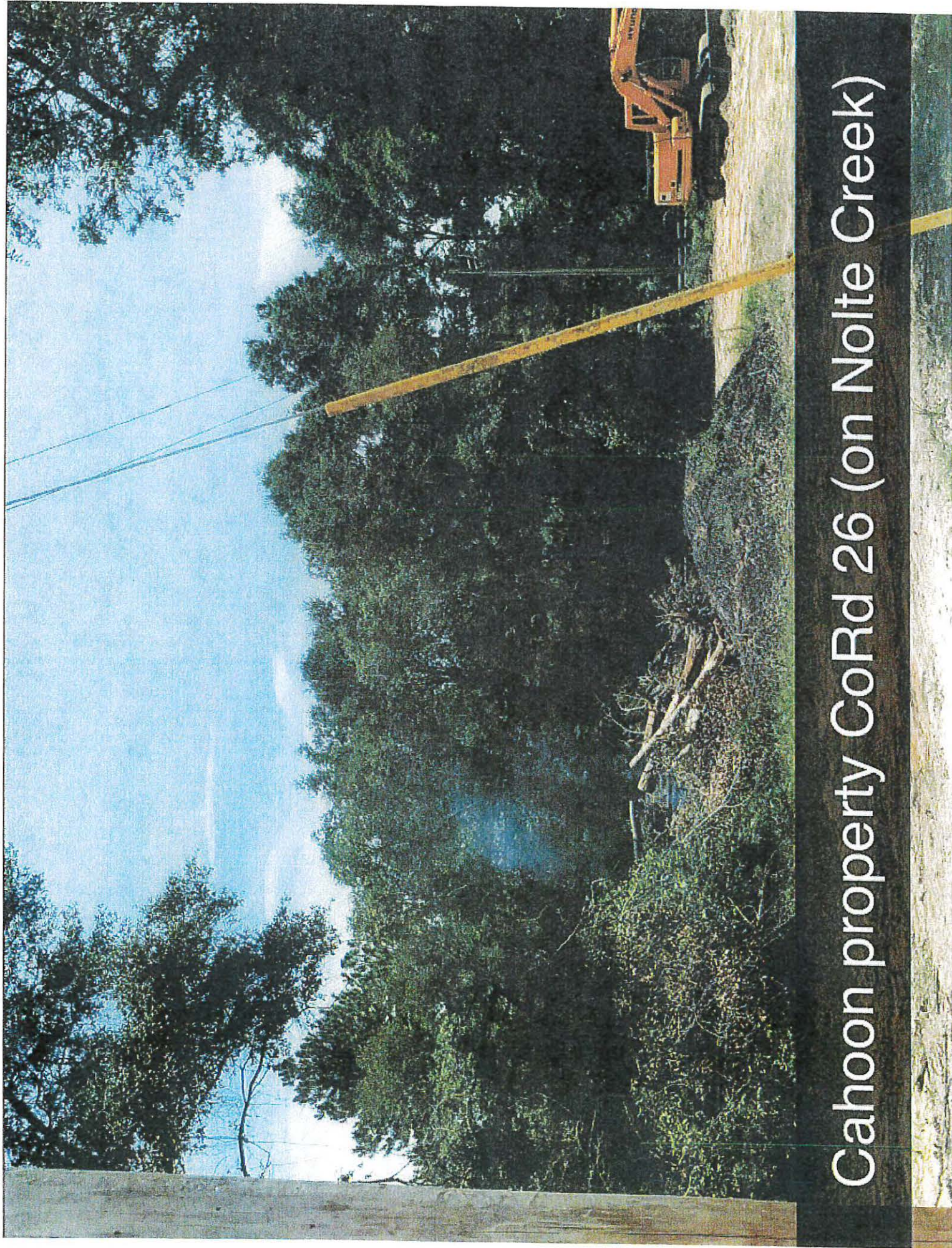
Collins Lane (current trailer park)



Cahoon propret CoRd 26



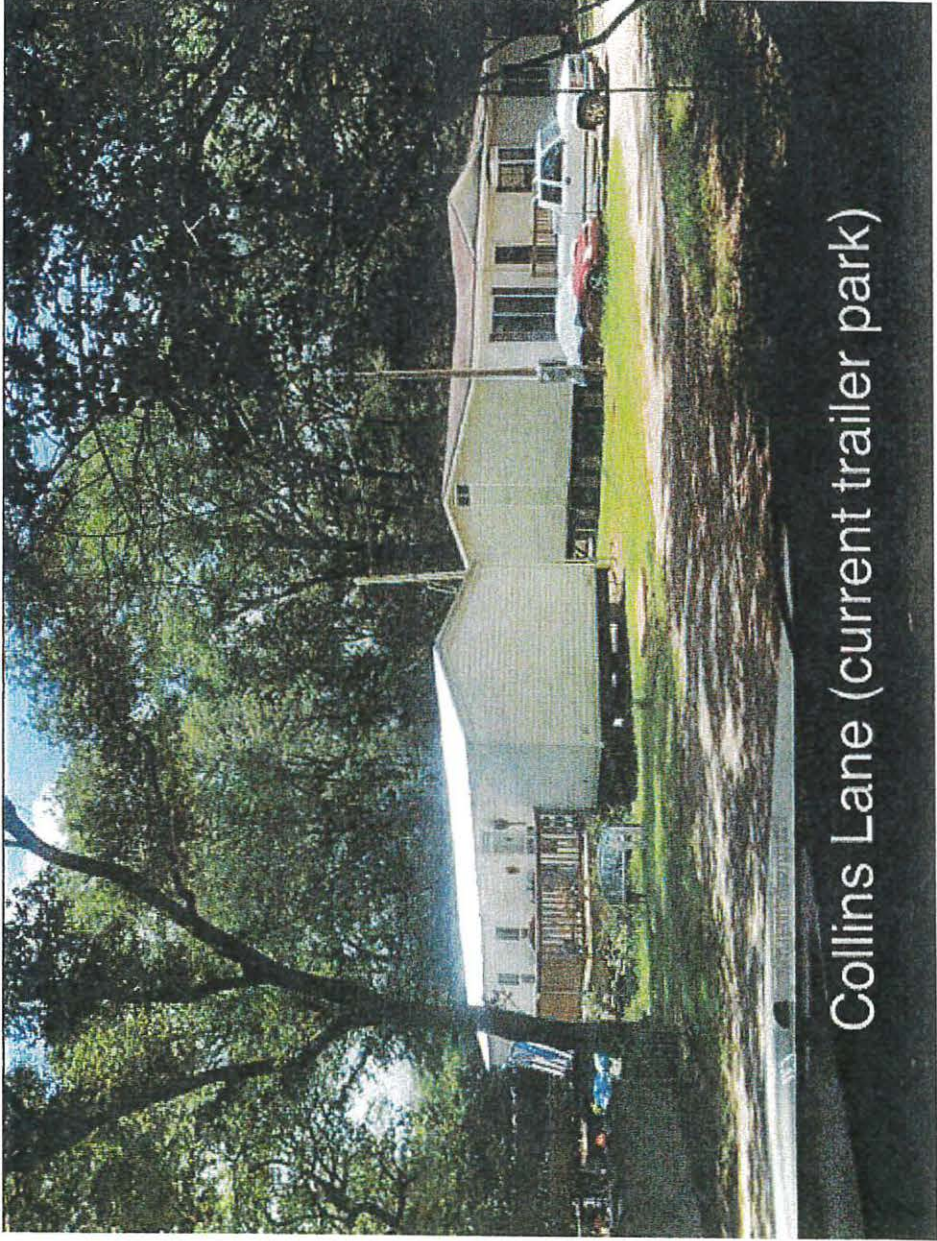
Cahoon property (Nolte Creek)



Cahoon property CoRd 26 (on Nolte Creek)



Collin's Lane (current trailer park)



Collins Lane (current trailer park)