



Baldwin County Commission

Legislation Text

File #: 24-0907, Version: 1

Meeting Type: BCC Regular Meeting
Meeting Date: 7/16/2024
Item Status: New
From: Jay Dickson, Planning Director
Submitted by: Crystal Bates, Planning Technician II

ITEM TITLE

Case No. Z24-15 - Swinson Property Rezoning

STAFF RECOMMENDATION

Adopt Resolution #2024-127, which approves Case No. Z24-15, Swinson Property Rezoning, as it pertains to the rezoning of approximately 3.96 acres, more or less, located in Planning (Zoning) District 12, from RSF-3, Residential Single-Family District to B-3, General Business District.

BACKGROUND INFORMATION

Background: The subject property is currently zoned RSF-3, Residential Single-Family District, and is vacant. The property is located on the northwest side of Rawls Road. The adjoining property to the south is zoned RSF-3, Residential Single-Family District, and is used as residential. The property adjoining to the west is zoned RSF-3, Residential Single-Family District, and is used as residential. The property adjoining the north is RSF-3, Residential Single-Family District, and is vacant. The property adjoining to the east is zoned B-4, which is classified as a Major Commercial District and is currently being used for commercial purposes. Additionally, to the east, are properties zoned B-3, General Business District, and RA, Rural Agricultural District, both of which are currently vacant. The owner requests to rezone 3.96 acres from RSF-3 Residential Single-Family District to B-3 General Business District.

The Planning Commission considered this request at their June 6, 2024, meeting and voted 10-0 to recommend APPROVAL to the County Commission.

Previous Commission action/date: N/A

FINANCIAL IMPACT

Total cost of recommendation: N/A

Budget line item(s) to be used: N/A

If this is not a budgeted expenditure, does the recommendation create a need for funding?

N/A

LEGAL IMPACT

Is legal review necessary for this staff recommendation and related documents?

N/A

Reviewed/approved by: N/A

Additional comments: N/A

ADVERTISING REQUIREMENTS

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Is advertising required for this recommendation? N/A

If the proof of publication affidavit is not attached, list the reason: N/A

FOLLOW UP IMPLEMENTATION

For time-sensitive follow up, select deadline date for follow up: N/A

Individual(s) responsible for follow up: Commission Administration and Planning & Zoning Department

Action required (list contact persons/addresses if documents are to be mailed or emailed):

Mail correspondence to:

Smith Clark & Associates LLC
ATTN: Hunter Smith
30941 Mill Lane Suite G, Box 258
Spanish Fort, Alabama 36527

Peter Swinson
13470 JB Williams Road
Loxley, Alabama 36551

cc: planning@baldwincountyal.gov

Additional instructions/notes: Administration - upload Resolution; Planning and Zoning Department - amend Zoning Map