



# Baldwin County Commission

## Legislation Text

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**File #:** 18-0976, **Version:** 1

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**Meeting Type:** BCC Regular Meeting  
**Meeting Date:** 9/18/2018  
**Item Status:** New  
**From:** Vince Jackson, Planning Director  
**Submitted by:** Vince Jackson, Planning Director

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### **ITEM TITLE**

Case No. Z-18039 - Osburn Property Rezoning

### **STAFF RECOMMENDATION**

Adopt Resolution No. 2018-112 which APPROVES Case No. Z-18039 - Osburn Property as it pertains to the rezoning of approximately 1.02 acres located in Planning (Zoning) District 16, from B-2, Neighborhood Business District, to B-3, General Business District.

### **BACKGROUND INFORMATION**

**Previous Commission action/date:** N/A

**Background:** The subject property is currently zoned B-2, Neighborhood Business District. The designation of B-3, General Business District, has been requested in order to have a designation which is more consistent with the uses of adjacent properties and more reflective of the activities taking place along U.S. Highway 98. According to the information provided, a number of potential sales have been lost due to the fact that the property is zoned B-2 instead of B-3.

The Planning Commission considered this request on August 2, 2018, and voted to recommend approval to the County Commission.

### **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**

**Is advertising required for this recommendation?** Yes

**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 Office

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

Send Notice of Action to the following:

Mallory White  
16201 Greeno Road  
Fairhope, Alabama 36532

**Additional instructions/notes:** Planning and Zoning Department - Update Official Zoning Map