



# Baldwin County Commission

## Legislation Text

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File #: 20-0952, Version: 1

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**Meeting Type:** BCC Regular Meeting  
**Meeting Date:** 3/17/2020  
**Item Status:** New  
**From:** Vince Jackson, Planning Director  
**Submitted by:** Vince Jackson, Planning Director

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### **ITEM TITLE**

Case No. Z-20002 - Foster Property Rezoning

### **STAFF RECOMMENDATION**

Adopt Resolution #2020-061, which approves Case No. Z-20002 - Foster Property, as it pertains to the rezoning of approximately five (5) acres, located in Planning (Zoning) District 15, from RSF-E, Residential Single Family Estate District, to B-3, General Commercial District.

### **BACKGROUND INFORMATION**

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

**Background:** This application involves two parcels which together consist of approximately 5 acres. The subject properties are currently zoned RSF-E, Residential Single-Family Estate District. The designation of B-3, General Business District, has been requested for the purpose of constructing a commercial retail center in conjunction with adjacent commercially zoned parcels. As proposed, the development would include 64,250 square feet of retail space, along with six (6) out parcels. A 4500-square foot convenience store is proposed for out parcel number 3 and would be located at the northeast corner of the intersection of State Highway 181 and County Road 64. Of the 18.61 acres proposed for the development, approximately 13.61 acres are already zoned B-3.

The Planning Commission considered this request on February 6, 2020, 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. Gulf Coast Newspapers. See attached.

**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:** Administration staff

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

Send Notice of Action to the following:

Sidney S. Foster and Barbara A. Foster  
10145 County Road 64  
Daphne, Alabama 36526

Michael Edward Foster  
686 River Route  
Magnolia Springs, Alabama 36555

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