



# Baldwin County Commission

## Legislation Details (With Text)

**File #:** 19-0234      **Version:** 1  
**Type:** Public Hearings      **Status:** Passed  
**File created:** 11/14/2018      **In control:** Baldwin County Commission Regular  
**On agenda:** 11/20/2018      **Final action:** 11/20/2018  
**Title:** Case No. Z-18044 - DCF, LLC Property Rezoning

**Indexes:**

**Attachments:** 1. Case No. Z-18044 - DCF, LLC Property Staff Report, 2018-11-20.pdf, 2. Case No. Z-18044 - DCF, LLC Property, Planning Commission Voting Sheet, 2018-10-04.pdf, 3. Case No. Z-18044 - DCF, LLC Property, Planning Commission Minutes, 2018-10-04.pdf, 4. Resolution #2019-014, 2018-11-20.pdf, 5. Case No. Z-18044 - DCF, LLC Property, Letters of Opposition.pdf, 6. Case Z-18044, Point Clear Property Owners Association Letter.pdf, 7. Case Z-18044, Smith Opposition.pdf, 8. Case Z-18044, County Commission Proof of Publication.pdf, 9. Case Z-18044, Planning Commission Proof of Publication.pdf

Date	Ver.	Action By	Action	Result
11/20/2018	1	Baldwin County Commission Regular	No action taken	
11/20/2018	1	Baldwin County Commission Regular	Approved	Pass

**Meeting Type:** BCC Regular Meeting

**Meeting Date:** 11/20/2018

**Item Status:** New

**From:** Vince Jackson, Planning Director

**Submitted by:** Vince Jackson, Planning Director

### ITEM TITLE

Case No. Z-18044 - DCF, LLC Property Rezoning

### STAFF RECOMMENDATION

Adopt Resolution #2019-014, which APPROVES Case No. Z-18044, DCF, LLC Property, as it pertains to the rezoning of approximately 2.43 acres, located in Planning (Zoning) District 26, from RSF-1, Single Family District, to RSF-2, Single Family District.

### BACKGROUND INFORMATION

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

**Background:** The subject property is currently zoned RSF-1, Single District. The designation of RSF-2, Single Family District, has been requested in order to establish a family subdivision/multi-generational property through the Planned Residential Development (PRD) site plan process. If the rezoning is approved, the subject property would be combined with an adjacent RSF-2 parcel, and a

PRD site plan application would be submitted at a later date.

The Planning Commission considered this request on October 4, 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, 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:** Commission Administration Office

**Action required (list contact persons/addresses if documents are to be mailed or emailed):**  
Send Notice of Action to the following:

Craig Dyas  
DCF, LLC  
23210 U.S. Highway 98, Suite A3  
Fairhope, Alabama 36532

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