



# Baldwin County Commission

## Legislation Details (With Text)

**File #:** 19-1655 **Version:** 1  
**Type:** Public Hearings **Status:** Passed  
**File created:** 7/10/2019 **In control:** Baldwin County Commission Regular  
**On agenda:** 7/16/2019 **Final action:** 7/16/2019  
**Title:** Case Z-19027 - Fountain 38 LLC Rezoning Request

### Indexes:

**Attachments:** 1. Z-19027 Fountain 38 LLC, Property CC Staff Report, 2019-07-16.pdf, 2. Resolution #2019-109.pdf, 3. Z-19027 Planning Commission Minutes.pdf, 4. Z-19027 Fountain 38 LLC VOTING SHEET.pdf, 5. Elberta and County Zoning Map overlays.pdf, 6. Zoning Overlay Cropped.jpg, 7. 19027 Breman Rd.pdf, 8. ZONING MAP.pdf, 9. Re-Zoning of Z-19027 Property in Elberta.pdf, 10. Breman and Frank Road Flyer.jpg, 11. Breman and Frank Road Flyer Page 2.jpg, 12. Re-Zoning Proposal Z-19027 of property in Elberta D. Cooper.pdf, 13. Elberta AL 22 acre rezone issue HWY 98 and Breman Rd.pdf, 14. Ref Z 19027 zoning Bornholt.pdf, 15. Lydia Franz Email 7.9.19.pdf, 16. R321-23\_TransactionSummary.pdf, 17. R321-23\_TransactionSummary SFR.pdf, 18. Z-19027 Near Breman Road.pdf, 19. Z-19027 Transaction Summary Map.pdf, 20. Z-19027 PC Proof of Publication.pdf, 21. Z-19027 CC Proof of Publication.pdf, 22. \*DP5 - Speaker Forms - Various Speakers

Date	Ver.	Action By	Action	Result
7/16/2019	1	Baldwin County Commission Regular	Approved	Pass

**Meeting Type:** BCC Regular Meeting

**Meeting Date:** 7/16/2019

**Item Status:** New

**From:** Linda Lee, Planner

**Submitted by:** Linda Lee, Planner

### ITEM TITLE

Case Z-19027 - Fountain 38 LLC Rezoning Request

### STAFF RECOMMENDATION

Adopt Resolution #2019-109, which approves Case Z-19027, Fountain 38 LLC Property, as it pertains to the rezoning of 22.9 acres, more or less, as located in Planning (Zoning) District 22, from RSF-1, Single Family District, to RSF-3, Single Family District

### BACKGROUND INFORMATION

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

**Background:** The subject request involves one parcel which consist of approximately 22.9 acres. The current zoning is RSF-1, Single Family District, and the requested zoning is RSF-3, Single Family District to allow for a residential subdivision with 58 lots.

The Planning Commission considered this request at its June 6, 2019 meeting and voted to

recommend DENIAL to the County Commission. Staff concurs with that recommendation.

### **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 and Planning and Zoning Department

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

Send Notice of Action to the Following:

Lydia Franz

1343 W Fairway Drive

Gulf Shores, Alabama 36542

Fountain 38 LLC

PO Box 429

Pass Christian, Mississippi 39571

**Additional instructions/notes:** Amend Zoning Map