



# Baldwin County Commission

## Legislation Details (With Text)

**File #:** 19-2172      **Version:** 1  
**Type:** Work Session      **Status:** Agenda Ready  
**File created:** 10/2/2019      **In control:** Baldwin County Commission Work Session  
**On agenda:** 10/8/2019      **Final action:**  
**Title:** Case No. Z-19025 - Retirement Systems of Alabama Property Rezoning

**Indexes:**

**Attachments:** 1. Case Z-19025, RSA Property Staff Report, 2. Case Z-19025, July Planning Commission Minutes, 2019-07-11.pdf, 3. Case Z-19025, September Planning Commission Minutes, 2019-09-05.pdf, 4. Case Z-19025, RSA Voting Sheet, 5. Case Z-19025, Retirement Systems of Alabama, Letter of Support.pdf, 6. Case Z-19025, Site Plan and Room Layouts of Proposed Building, 7. Case Z-19025, Proposed Footprint and Footprints of Adjacent Structures.pdf, 8. Aerial View of Over the Bay Condominiums.pdf, 9. Aerial View of Point Clear Landing.pdf, 10. Case Z-19025, Proposed Hotel Site Plan.pdf, 11. CaseZ-19025, Letters of Opposition.pdf, 12. Resolution #2020-003, 2019-10-15.pdf

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**Meeting Type:** BCC Work Session  
**Meeting Date:** 10/8/2019  
**Item Status:** New  
**From:** Vince Jackson, Planning Director  
**Submitted by:** Vince Jackson, Planning Director

### ITEM TITLE

Case No. Z-19025 - Retirement Systems of Alabama Property Rezoning

### STAFF RECOMMENDATION

Adopt Resolution #2020-003, which APPROVES Case Z-19025, Retirement Systems of Alabama Property, as it pertains to the rezoning of approximately 1.27 acres, located in Planning (Zoning) District 26, from TR, Tourist Resort District, to HDR, High Density Residential District.

### BACKGROUND INFORMATION

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

**Background:** The subject property, which consists of approximately 1.27 acres, is currently zoned TR, Tourist Resort District. This property is part of a larger 26.6 acre parcel which is owned by the Retirement Systems of Alabama (RSA). It is located in Planning District 26 on the west side of Scenic Highway 98, at the north end of the Grand Hotel Marina. The applicant is requesting a rezoning to HDR, High Density Residential District, in order to develop condominium units. As proposed, 12 units would be constructed in a 4-story building. The Planning Commission considered this case, which has generated significant opposition from area residents, on September 5, 2019, and voted to recommend DENIAL 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.

If the proof of publication affidavit is not attached, list the reason: Forthcoming from staff.

**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:

Mr. Tim Lawley  
Goodwyn, Mills & Cawood  
P.O. Box 1127  
Daphne, Alabama 36526

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