



# Baldwin County Commission

## Legislation Details (With Text)

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**File #:** 20-1353      **Version:** 1  
**Type:** Public Hearings      **Status:** Agenda Ready  
**File created:** 7/22/2020      **In control:** Baldwin County Commission Regular  
**On agenda:** 8/4/2020      **Final action:**  
**Title:** \*Case No. Z-20012 - Sweatt Property Rezoning

**Indexes:**

**Attachments:** 1. Resolution #2020-105, 2020-08-04, 2. Case Z-20012, Sweatt Property Rezoning Staff Report, 2020-08-04, 3. Case Z-20012, Sweatt Property, Planning Commission Voting Sheet, 2020-07-09, 4. Case Z-20012, Sweatt Property, Planning Commission Minutes, 2020-07-09, 5. Addendum Attachment - Z-20012 Proofs of Publication, 6. \*DR3 - Resolution 2020-105 SIGNED

Date	Ver.	Action By	Action	Result
8/4/2020	1	Baldwin County Commission Regular	Approved	Pass

**Meeting Type:** BCC Regular Meeting

**Meeting Date:** 8/4/2020

**Item Status:** New

**From:** Vince Jackson, Planning Director

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

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### ITEM TITLE

\*Case No. Z-20012 - Sweatt Property Rezoning

### STAFF RECOMMENDATION

Adopt Resolution #2020-105, which approves Case No. Z-20012 - Sweatt Property, as it pertains to the rezoning of approximately 23.22 acres, located in Planning (Zoning) District 15, from RSF-1, Single Family District, RMF-6, Multiple Family District, and B-2, Neighborhood Business District, to HDR, High Density Residential District.

### BACKGROUND INFORMATION

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

**Background:** This application involves four parcels which total approximately 23.22 acres. The existing zoning designations are RSF-1, Single Family District, RMF-6, Multiple Family District, and B-2, Neighborhood Business District. A zoning of HDR, High Density Residential District, has been requested in order to allow for the development of a 270 unit apartment home community to be known as the Exchange at Daphne. The subject properties are located to the north of an existing apartment complex which was developed and zoned under County zoning prior to annexation into the City of Daphne. If this request is approved, the properties will be the first to carry the HDR designation.

The Planning Commission considered this request on July 9, 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.

**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:** County Administration Office

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

Jack Shelton, Project Manager  
Hathaway Development, LLC  
3300 Northeast Expressway, Building 6  
Atlanta, Georgia 30341

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

