



# Baldwin County Commission

## Legislation Details (With Text)

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<b>File #:</b>	22-0196	<b>Version:</b>	1
<b>Type:</b>	Public Hearings	<b>Status:</b>	Agenda Ready
<b>File created:</b>	11/16/2021	<b>In control:</b>	Baldwin County Commission Regular
<b>On agenda:</b>	11/16/2021	<b>Final action:</b>	
<b>Title:</b>	*Case No. Z-21034 - Lazzari Property Rezoning		
<b>Indexes:</b>			
<b>Attachments:</b>	1. Z-21034 Lazzari Rezoning Staff Report, 2. Z-21034 PC Meeting Minutes, 3. Z-21034 PC Voting Sheet, 4. Resolution #2022-014, 5. Z-21034 PC PROOF OF PUBLICATION, 6. *Addendum Attachment-Z-21034 CC PROOF OF PUBLICATION.pdf, 7. *Resolution 2022-014-SIGNED.pdf		

Date	Ver.	Action By	Action	Result
11/16/2021	1	Baldwin County Commission Regular	Approved	Pass

**Meeting Type:** BCC Regular Meeting

**Meeting Date:** 11/16/2021

**Item Status:** New

**From:** Celena Boykin, Senior Planner

**Submitted by:** Celena Boykin, Senior Planner

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### ITEM TITLE

\*Case No. Z-21034 - Lazzari Property Rezoning

### STAFF RECOMMENDATION

Adopt Resolution #2022-014, which approves Case Z-21034, Lazzari Property, as it pertains to the rezoning of 27.66 acres, more or less, as located in Planning (Zoning) District 15, from RSF-E, Residential Single Family Estate District to RA, Rural Agricultural District.

### BACKGROUND INFORMATION

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

**Background:** **Proof of publication for BCC Public Hearing forthcoming.**

The subject property is currently zoned RSF-E, Residential Single Family Estate District, and is currently farmed. The requested zoning designation is RA, Rural Agricultural District. The applicant is asking for RA zoning because they would like to develop the property as an open-air storage facility. Most of the surrounding properties are zoned RSF-E and RA and are used for residential and agricultural purposes, therefore the requested change is compatible with the zoning of nearby properties. However, the request to have a commercial use is not compatible with adjacent properties.

The Planning Commission voted to recommend approval of this rezoning request at the October 7, 2021, meeting.

### **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:** 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 staff

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

Smith Clark & Associates, LLC  
30941 Mill Lane, Suite G, Box 258  
Spanish Fort, Alabama 36527

Jeanne Lazzari

12050 Lazzari Lane  
Daphne, Alabama 36526

**Additional instructions/notes:** Planning and Zoning Department - Amend Zoning Map