



Baldwin County Commission

Legislation Text

File #: 19-2172, **Version:** 1

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.