



# Baldwin County Commission

## Legislation Text

---

**File #:** 19-2230, **Version:** 1

---

**Meeting Type:** BCC Regular Meeting  
**Meeting Date:** 10/15/2019  
**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**

Accept and acknowledge the WITHDRAWAL of 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.

The applicant has now requested to withdraw this rezoning application. Due to the timing of the request, the withdrawal is automatic. However, the scheduled public hearing must still be opened. As a result, staff requests that the WITHDRAWAL of Case Z-19025, Retirement Systems of Alabama Property, be accepted and acknowledged.

### **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. See attached.

**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 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:** N/A