



Baldwin County Commission

Legislation Text

File #: 20-1352, **Version:** 1

Meeting Type: BCC Regular Meeting

Meeting Date: 8/4/2020

Item Status: New

From: Vince Jackson, Planning Director

Submitted by: Vince Jackson, Planning Director

ITEM TITLE

*Case No. Z-20009 - Hrabovsky Property Rezoning

STAFF RECOMMENDATION

Adopt Resolution #2020-104, which approves Case No. Z-20009 - Hrabovsky Property, as it pertains to the rezoning of approximately 23 acres, located in Planning (Zoning) District 15, from RSF-4, Single Family District, to RSF-E, Residential Single Family Estate District.

BACKGROUND INFORMATION

Previous Commission action/date: Resolution #2009-120, August 18, 2009

Background: The subject property, which consists of approximately 23 acres, is currently zoned RSF-4, Single Family District. The designation of RSF-E, Residential Single Family Estate District, has been requested. According to the information provided, the purpose of this application is to use the land as a family farm. Plans include construction of a dwelling, growing various trees and plants, and raising poultry and possibly other livestock. The majority of the property will continue to be used for timber growth. A rezoning of this type is considered a down zoning due to the fact that the request designation would be more restrictive than the current designation.

The Planning Commission considered this request on July 9, 2020 and voted to recommend approval to the County Commission. Letters of opposition from concerned residents are contained within the body of the staff report.

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:

Steven and Cheryl Hrabovsky
28708 Bay Branch Drive
Daphne, Alabama 36526

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