



# Baldwin County Commission

## Legislation Text

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**File #:** 21-1298, **Version:** 1

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**Meeting Type:** BCC Regular Meeting  
**Meeting Date:** 9/21/2021  
**Item Status:** New  
**From:** Celena Boykin, Senior Planner  
**Submitted by:** Celena Boykin, Senior Planner

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### **ITEM TITLE**

Case No. Z-21027 - Leech Property Rezoning

### **STAFF RECOMMENDATION**

Adopt Resolution #2021-118, which approves Case No. Z-21027, Leech Property, as it pertains to the rezoning of 0.45 acres, more or less, as located in Planning (Zoning) District 32, from RSF-2, Residential Single Family District to RSF-4, Residential Single Family District.

### **BACKGROUND INFORMATION**

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

**Background:** The subject property, which consists of approximately 0.45 acres and is currently zoned RSF-2, Residential Single Family District. The designation of RSF-4, Residential Single Family District, has been requested for the purpose of dividing the lot into two lots, resulting in both lots being 50'x240'. The lot is owned by a brother and sister and they would like to split the lot so each can have their own waterfront lot. There is currently a home on the subject property, but it has to be demolished due to damage from storms. If the rezoning is approved the applicant will also have to receive a variance from the lot width at building line which is 60'.

The Planning Commission considered this request at its August 5, 2021, meeting and voted unanimously to recommend DENIAL to the County Commission. Staff concurs with that recommendation.

### **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:** 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

**Action required (list contact persons/addresses if documents are to be mailed or emailed):**

Send Notice of Action to the Following:

Mr. John Leech  
15139 County Road 9  
Summerdale, Alabama 36580

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