



**Baldwin County District 19 Advisory Committee
Meeting Minutes
Friday, March 19, 2021**

I. CALL TO ORDER

Interim Planning and Zoning Director Matthew Brown called the meeting to order at 2:07 p.m. on March 19, 2021 at the Baldwin County Fairhope Satellite Courthouse, County Commission Meeting Chambers, 2nd Floor, 1100 Fairhope Avenue Fairhope, Al 36532.

II. ROLL CALL

Interim Planning and Zoning Director Matthew Brown conducted a roll call. The following Advisory Committee members were present: Paul Davis, Kate Fisher, Tracy Frost, Willard Holliman and Jamal Allen.

Staff present included Matthew Brown, Celena Boykin and DJ Hart.

Bill Booher and Wayne Dyas were also Present.

VI. BUSINESS

Matthew gave an overview of the process for establishing new zoning districts and how we got to this point for District 19.

Each member spoke with information about themselves and their background.

Matthew and Celena gave an overview of zoning and the zoning ordinance.

The first order of business was election of a Chairman. Tracy Frost was elected chairman.

There was a discussion about the future meeting's, and it was determined that Thursday mornings would be a better time for future meetings.

Staff will email a draft map out for review in the next week.

XII. NEXT REGULAR MEETING

The next meeting of the is scheduled for April 1, 2021 at 10:00 a.m. at the Fairhope Satellite Courthouse.

XIII. ADJOURN

As there was no further business the meeting adjourned at 3:39 p.m.

DJ Hart

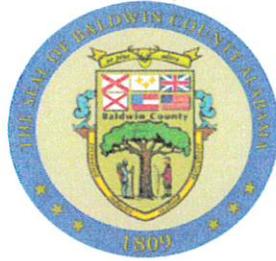
DJ Hart, Planning Technician

Date 4/1/2021

Tracy Frost

Tracy Frost, Chairman

Date 4-1-2021



**Baldwin County District 19 Advisory Committee
Meeting Minutes
Thursday April 1, 2021**

I. CALL TO ORDER

Interim Planning and Zoning Director Matthew Brown called the meeting to order at 10:07 a.m. on April 1, 2021 at the Baldwin County Fairhope Satellite Courthouse, County Commission Meeting Room, 2nd Floor, 1100 Fairhope Avenue Fairhope, AL 36532.

II. ROLL CALL

Interim Planning and Zoning Director Matthew Brown conducted a roll call. The following Advisory Committee members were present: Paul Davis, Kate Fisher, Tracy Frost, Jamal Allen and Clarice Hall-Black. Mr. Willard Holliman was absent when the roll was called but arrived at approximately 10:15 AM.

Staff present included Matthew Brown, Celena Boykin and DJ Hart.

Bill Booher was also Present.

III. BUSINESS

First order of business was approval of the minutes of the March 19, 2021 Advisory Committee meeting. The minutes were approved unanimously.

New member Clarice Hall-Black was introduced and gave a brief background of herself and her interest in the advisory committee.

Matthew gave a presentation of local provisions to help review what might need to be included in the Planning District 19 local provisions. The members will bring back some suggestions for local provisions to the next meeting.

Members next began a discussion of the zoning map for Planning District 19. Several specific parcels were looked at and discussed. There was a request that a wetland overlay was provided on the map to assist in determining the zoning of the parcels.

Members had a brief discussion on future meeting dates and all concurred that the current schedule of Thursday 10:00 -11:30 was agreeable.

IV. NEXT REGULAR MEETING

The next meeting of the is scheduled for April 8, 2021 at 10:00 a.m.

V. ADJOURN

As there was no further business the meeting adjourned at 11:42 a.m.

DJ Hart

DJ Hart, Planning Technician

4/8/21

Date

Nacy A. Frost

Tracy Frost, Chairman

4-8-21

Date



**Baldwin County District 19 Advisory Committee
Meeting Minutes
Thursday April 8, 2021**

I. CALL TO ORDER

Interim Planning and Zoning Director Matthew Brown called the meeting to order at 10:05 a.m. on April 8, 2021 at the Baldwin County Fairhope Satellite Courthouse, County Commission Meeting Room, 2nd Floor, 1100 Fairhope Avenue Fairhope, AL 36532.

II. ROLL CALL

Interim Planning and Zoning Director Matthew Brown conducted a roll call. The following Advisory Committee members were present: Kate Fisher, Tracy Frost, Jamal Allen and Clarice Hall-Black, who arrived after the roll call was taken at 10:25.

Staff present included Matthew Brown, Buford King, Ashley Campbell and DJ Hart.

Bill Booher was also Present.

III. BUSINESS

First order of business was approval of the minutes of the April 1, 2021, Advisory Committee meeting. The minutes were approved unanimously.

Staff Members Buford King and Ashley Campbell introduced themselves and gave a brief outline of their background and duties.

Ashley gave a presentation on wetlands, covering the wetland overlay district and provisions in the zoning ordinance pertaining to wetlands.

Buford gave a presentation on annexations, the different types and how each type is accomplished.

Matthew gave a presentation on non-conformities and how the language in the local provisions may help address the existing non-conforming properties and structures and how to best to protect the property owners. Staff will prepare example language for the local provisions and will send to the members next week.

The zoning map was discussed, and the suggested changes sent in by Paul Davis were addressed. There was also discussion about the tennis club zoning and the large, proposed RA zoned parcel on the southeast corner of the district.

The noted changes will be reflected in the next DRAFT copy of the map and will be sent out next week.

IV. NEXT REGULAR MEETING

The next meeting of the is scheduled for April 15, 2021 at 10:00 a.m.

V. ADJOURN

As there was no further business the meeting adjourned at 12.41 p.m.

DJ Hart

DJ Hart, Planning Technician

4-15-21

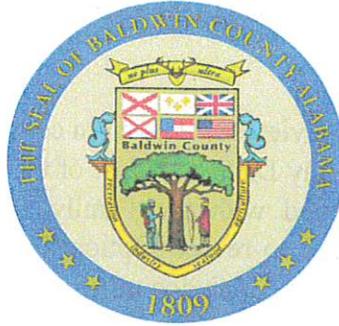
Date

Tracy Frost

Tracy Frost, Chairman

4-15-21

Date



**Baldwin County District 19 Advisory Committee
Meeting Minutes
Thursday April 15, 2021**

I. CALL TO ORDER

Interim Planning and Zoning Director Matthew Brown called the meeting to order at 10:05 a.m. on April 15, 2021, at the Baldwin County Fairhope Satellite Courthouse, County Commission Meeting Room, 2nd Floor, 1100 Fairhope Avenue Fairhope, AL 36532.

II. ROLL CALL

Interim Planning and Zoning Director Matthew Brown conducted a roll call. The following Advisory Committee members were present: Kate Fisher, Tracy Frost, Paul Davis, Willard Holliman, and Jamal Allen, who arrived after the roll call was taken at 10:50.

Staff present included Matthew Brown, Linda Lee, and DJ Hart.

Bill Booher and Valarie Montgomery were also Present.

III. BUSINESS

First order of business was approval of the minutes of the April 8, 2021, Advisory Committee meeting. The minutes were approved unanimously.

Staff Member Linda Lee introduced herself and gave a brief outline of her background and duties.

Linda gave a presentation on the Board of Adjustments and handling of appeals and variances. Linda also reviewed information about landscape requirements.

Matthew gave a presentation on PRD's and how they differ from a regular subdivision.

There was an extensive discussion of the draft zoning map. Based on the discussion, there were a few changes made and the proposed Family Heritage Overlay District was drawn on the map.

The updated draft map will be provided to the advisory committee by Monday April 19, 2021, for review.

The Draft Ordinance was then reviewed. The main concentration was on Option 1 and Option 2 for the Heritage Overlay District. Most of the members felt Option 2 was the best choice and proposed to proceed with the Family Heritage Overlay District. Advisory Committee members were urged to review Option 2 and submit any changes to Chairman Frost by Friday for inclusion in the draft document. A final copy of the draft will be sent to all committee members by Monday April 19, 2021.

A discussion of the next meeting was held. The advertisement for the Planning Commission meeting will be published Wednesday, April 21st. The final draft of the map and local ordinance will need to be available for public review by Wednesday April 21st therefore the next meeting of the advisory committee will be moved up to Tuesday, April 20th at 1:00 p.m. This change was approved by all present.

IV. NEXT REGULAR MEETING

The next meeting of the Planning District 19 Advisory Committee is scheduled for, April 20, 2021 at 1:00 p.m.

V. ADJOURN

As there was no further business the meeting adjourned at 1:10 p.m.

DJ Hart
DJ Hart, Planning Technician

Date 4/20/21

Tracy Frost
Tracy Frost, Chairman

Date 4-20-21



BALDWIN COUNTY DISTRICT 19 ADVISORY COMMITTEE MEETING MINUTES

Thursday April 20, 2021

I. CALL TO ORDER

Interim Planning and Zoning Director Matthew Brown called the meeting to order at 1:00 p.m. on April 20, 2021, at the Baldwin County Fairhope Satellite Courthouse, County Commission Meeting Room, 2nd Floor, 1100 Fairhope Avenue Fairhope, AL 36532.

II. ROLL CALL

Interim Planning and Zoning Director Matthew Brown conducted a roll call. The following Advisory Committee members were present: Kate Fisher, Tracy Frost, Paul Davis, Willard Holliman, Jamal Allen and Clarice Hall-Black.

Staff present included Matthew Brown, Linda Lee, Celena Boykin,

DJ Hart and Alfreda Jeffords.

Six members of the public were also Present.

III. BUSINESS

First order of business was approval of the minutes of the April, 2021, Advisory Committee meeting. The minutes were approved unanimously.

Staff Member Alfreda (Weesie) Jeffords introduced herself and gave a brief outline of her background and duties.

There was an extensive discussion of the draft zoning map. Based on the discussion, there were a few changes made and the Family Heritage Overlay District was adjusted, and final revisions were made. Everyone agreed that the map was the way they wanted to present to the Planning Commission.

The Draft Ordinance was then reviewed. The main concentration was on PRD. After a long discussion of the pros and con of the PRD it was determined to keep it in the local provisions. The businesses that will not be allowed in commercial district was also discussed and minor changes were made.

Wireless telecommunication towers were reviewed and were removed from the "not allowed" list.

Final discussion of the Family Overlay District language. Cousins were added to family members and additional language was added for churches.

The vote on the official zoning map and text amendment recommendation was taken. The motion to recommend approval was made by Paul Davis and a second by Kate Fisher. The vote to recommend approval of the map and text was unanimous. The map and text ammendment will be heard at the May 6, 2021 Planning and Zoning Commission meeting and the June 1, 2021 County Commission meeting.

IV. ADJOURN

As there was no further business the meeting adjourned at 3:30 p.m.

DJ Hart

DJ Hart, Planning Technician

5/21/21

Date

Tracy Frost

Tracy Frost, Chairman

5-21-21

Date