

**Planning and Zoning  
Department**

# Memo

**To:** Anu Gary

**From:** DJ Hart

**Date:** 7/6/2023

**Re:** Baldwin County Master Plan.

Proof of Advertisement for the Baldwin County Commission Public Hearing on 7/18/2023

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Anu:

Attached are the original Proof of Publication for the Baldwin County Commission public hearing for case Baldwin County Master Plan.

The County Commission public hearing is scheduled for **Tuesday July 18, 2023**

Please let me know if you have any questions.

Thank You,

**DJ Hart**

# GULF COAST MEDIA

PO Box 1677 • Sumter, SC 29150  
GulfCoastMedia.com

The Courier, The Islander  
The Onlooker & The Baldwin Times  
Office: 251-943-2151 • Legals: 251-345-6805

## PROOF OF PUBLICATION STATE OF ALABAMA • BALDWIN COUNTY

Before me, the undersigned authority in and for said County, in said State, personally appeared April M. Perry who, by me duly sworn, deposes and says that: she is the Legal Representative of the following newspaper listed below, a newspaper of GENERAL CIRCULATION, PUBLISHED and PRINTED in Baldwin County, Alabama, and that there was published in The Courier, The Islander, The Onlooker, & or The Baldwin Times in the issue/s of:

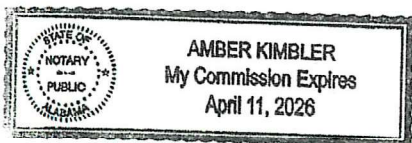
06/21/2023, 06/28/2023, 07/05/2023

a legal notice, a copy of which is hereto attached. The sum charged by the Newspaper for said publication does not exceed the lowest classified rate paid by commercial customers for an advertisement of similar size and frequency in the same newspaper(s) in which the public notice appeared.

There are no agreements between the Newspaper and the officer or attorney charged with the duty of placing the attached legal advertising notices whereby any advantage, gain or profit accrued to said officer or attorney.

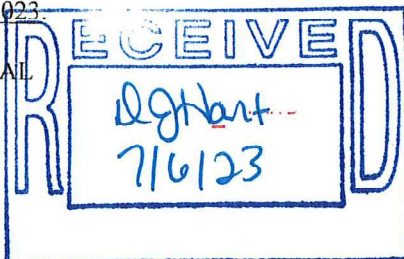
x April M. Perry  
April M. Perry, Legal Ad Representative

x Amber Kimbler  
Amber Kimbler, Notary Public  
Baldwin County, Alabama  
My commission expires April 11, 2026



Sworn and subscribed to on 07/05/2023

BC PLANNING & ZONING- LEGAL  
Acct#: 983695  
Ad#: 345146  
Master Plan (No Charge)  
Amount of Ad: \$0.00  
Legal File# Master Plan



### BALDWIN COUNTY COMMISSION BALDWIN COUNTY PLANNING & ZONING DEPARTMENT

22251 Palmer Street  
Robertsdale, AL 36567

251.580.1655

### NOTICE OF PUBLIC HEARING

### BALDWIN COUNTY MASTER PLAN OUR VISION: A Citizen's Guide to Growth in the Zoned Areas of Baldwin County

Notice is hereby given that the Baldwin County Commission will hold a public hearing concerning the Baldwin County Master Plan, OUR VISION: A Citizen's Guide to Growth in the Zoned Areas of Baldwin County.

The proposed Plan will be considered by the Baldwin County Commission pursuant to Alabama Code 45-2-261, and copies thereof are available at the following locations during normal business hours:

1. Baldwin County Planning & Zoning Department, Foley Satellite Courthouse, 201 East Section Ave. in Foley, Alabama,
2. Baldwin County Planning & Zoning Department, Central Annex 22251 Palmer Street, Robertsdale, Alabama, Baldwin
3. County Commission Office, Baldwin County Administration Building, 322 Courthouse Square, Bay Minette, Alabama,
4. Baldwin County Commission Office, Fairhope Satellite Courthouse, 1100 Fairhope Avenue, Fairhope, Alabama,
5. Baldwin County Commission Office, Baldwin County Central Annex Building, 22251 Palmer Street, Robertsdale, Alabama,
6. Baldwin County Commission Office, Foley Satellite Courthouse, 201 East Section Avenue, Foley, Alabama,
7. Baldwin County Courthouse, 312 Courthouse Square, Bay Minette, Alabama

The public hearing will be conducted during the regular meeting of the Baldwin County Commission, scheduled for Tuesday, July 18, 2023, 8:30 a.m. at the Baldwin County Fairhope Satellite Courthouse, County Commission Meeting Chambers-2nd Floor, 1100 Fairhope Avenue, Fairhope Alabama 36532, during which hearing all persons may be heard in opposition to or in favor of the plan.

Should you have questions or comments regarding this meeting, please call any of the telephone numbers provided above or email: [planning@baldwincountyal.gov](mailto:planning@baldwincountyal.gov). If you desire to address the Baldwin County Commission in person about this application, please attend the public hearing at the time and location listed above.

June 21-28: July 5, 2023

# GULF COAST MEDIA

**Printer Affidavit:**

This is to certify the attached advertisement

Appeared in The Courier, The Islander & The Onlooker Issue of Gulf Coast Media.

Publication Date(s):

June 28, 2023

Account # 987101 PO # \_\_\_\_\_

Cost \$ 0 Ad # 290987

Mastec Plan

Bethany McCourt

Bethany McCourt  
Sales Representative

Bill To:

Baldwin County Planning + Zoning

Mail payments to:

Gulf Coast Media PO Box 1677- Sumter, SC 29151

Sworn to and subscribe before me

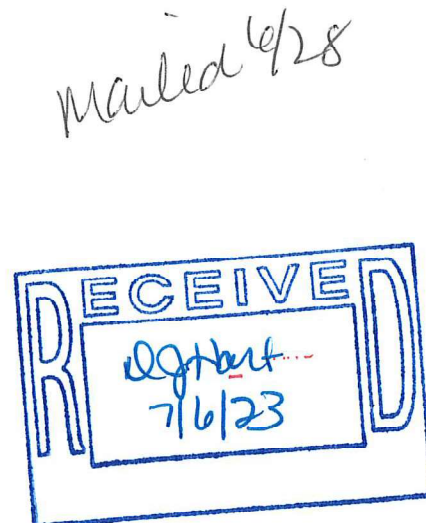
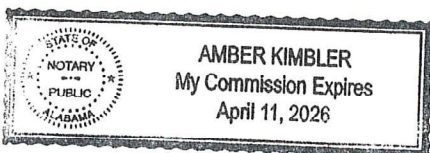
This 28th day of June, 2023

Amber Kimbler

Amber Kimbler

Notary Public for Alabama

My commission expires on April 11, 2026



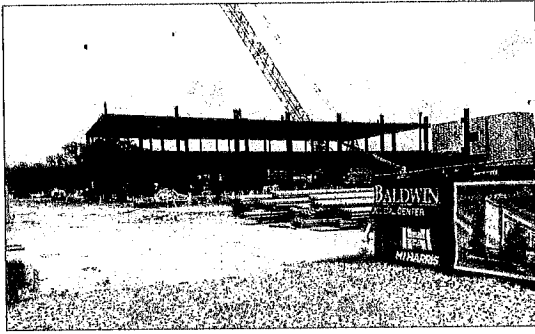


PHOTO PROVIDED  
Construction continues at South Baldwin Regional Medical Center. The city of Foley is studying a plan to create a medical overlay district in the area near the hospital.

## Foley studying medical overlay district

### STAFF REPORT

**FOLEY** A medical overlay district could encourage the expansion of medical services to meet the needs of a growing population while protecting surrounding neighborhoods.

Foley officials are studying the creation of an overlay district in the area of South Baldwin Regional Medical Center in the northern area of the city.

The hospital is currently undergoing a \$200 million expansion that will increase the facility's capacity to 142 beds. Wayne Dyess, executive director of planning and infrastructure, said the expansion is a good time to look at encouraging the development of medical facilities in the area.

"We're looking for ways to encourage a conglomeration of medical uses near the hospital, to get the synergies

between the new hospital and potential growth and the need for medical care," Dyess said. "This is a way that we are looking to try to incentivize this."

Dyess said the process is still in the planning stages. He said city officials have met with developers and members of the Baldwin County Economic Development Alliance to discuss the proposal.

"We're working with the EDA, looking for ways to incentivize additional and more diverse health care resources here as we've got a growing population," Dyess said. "Even things like assisted living, those kinds of things, would be appropriate as well."

He said the creation of the district would not change any existing zoning in the city.

"Our vision for the medical

overlay district is predominantly uses such as hospital support, clinics, therapy facilities and other directly related health care facilities, but to also include ancillary medical uses such as residential care facilities, and assisted living facilities," Dyess said. "One could also find other auxiliary uses such as food, coffee shops, temporary style occupancy for health care employment such as traveling nurses. In the medical overlay concept the hospital essentially acts as the "anchor" similar to big box retail serving as the economic engine for surrounding smaller businesses."

The hospital, which opened at the site in 1950, is located near residential areas. Dyess said a medical overlay district could offer a buffer to the expansion of medical offices into neighborhoods.

## Foley developing strategic plan

### STAFF REPORT

**FOLEY** Foley planners will be meeting with residents and officials in upcoming months to develop a strategic plan to guide municipal growth.

Foley City Council voted to hire the company BerryDunn of Portland, Maine to help develop the plan. Wayne Dyess, executive director of infrastructure and development, said the project will help officials make plans on issues such as finances to deal with continuing growth.

"This is not a land use plan," Dyess said. "This is more a business strategic plan on priorities, goals and where we're going in the future. It's a great project and we're very excited about this."

Dyess said the city will schedule public meetings and other discussions with small groups, and Foley officials to go over the plan.

"It helps define what our objectives and goals are for the city and puts benchmarks in place to make sure we're on track to achieve those goals," Dyess said.

Mayor Ralph Hellmich said the city has developed comprehensive plans in the past. The new plan will also show banks and bond companies how Foley is making financial preparations for the future.

"In the financial world in order to keep achieving the standards that we have, it was encouraged by the financing organization that we have a strategic plan," Hellmich said.

Dyess said the city will also use the plan in preparing future budgets.

"It's also a great tool when you include in the budgeting aspect of this to make sure that when you have these priorities and goals and their prioritization and those kinds of things that you're helping fund those too so helps kind of focus the direction but also focus the funding and the budgeting to achieve those goals," Dyess said.

The plan process will begin with BerryDunn conducting research and developing a work plan and schedule for the project. As work continues, meetings will be scheduled and a draft plan prepared using information gathered in the process before a final plan is developed.

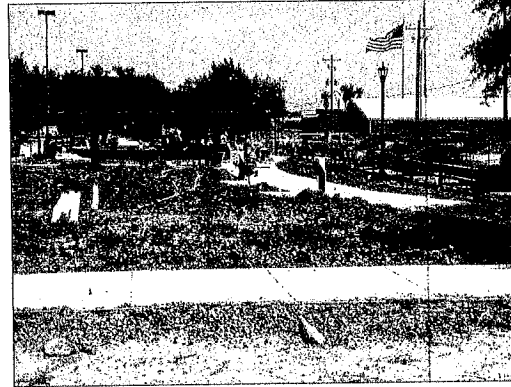


PHOTO PROVIDED  
In one of Foley's latest city projects, workers build a new link in the Perry Wilbourne Rose Trail. The city is developing a new strategic plan to help officials prepare for future projects.

### BALDWIN COUNTY COMMISSION BALDWIN COUNTY PLANNING & ZONING DEPARTMENT

22251 Palmer Street  
Robertsdale, AL 36567

251.580.1655

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### BALDWIN COUNTY PLANNING & ZONING COMMISSION PLANNING AND ZONING DEPARTMENT

Main Office-251.580.1655  
22251 Palmer St., Robertsdale, AL 36567

Foley Office  
201 East Section Ave., Foley, AL 36535

#### NOTICE OF PUBLIC HEARING

Case #: TA-23002

Amendment to the Baldwin County Zoning Ordinance  
To add Planning District 39 Map and Local Ordinance

Notice is hereby given that the Baldwin County Commission will conduct a public hearing concerning an Amendment to the Baldwin County Zoning Ordinance to add the Planning District 39 Map and Local Provisions and make other general revisions to the Zoning Ordinance.

The public hearing will be conducted during the regular meeting of the Baldwin County Commission, scheduled for Tuesday, July 18, 2023, beginning at 8:30 a.m. at the Baldwin County Fairhope Satellite Courthouse, County Commission Meeting Chambers-2nd Floor, 1100 Fairhope Ave., Fairhope, AL 36532.

The said application will be considered by the Baldwin County Commission pursuant to Alabama Code- 45-2-261. The application materials are available for public review at the office of the Baldwin County Planning and Zoning Department, 22251 Palmer Street in Robertsdale, AL or at the Foley Satellite Courthouse, 201 East Section Avenue in Foley, Alabama during normal business hours. If you desire to speak with someone by telephone about this application, please contact the Baldwin County Planning and Zoning Department at 251-580-1655. If you desire to submit written comments, please address your correspondence to:

Baldwin County Planning & Zoning  
22251 Palmer Street  
Robertsdale, AL 36567

You may email your comments to: [Planning@baldwincountyal.gov](mailto:Planning@baldwincountyal.gov). If you desire to address the Baldwin County Commission in person about this application, please attend the public hearing at the time and location listed above. Public participation is solicited without regard to race, color, national origin, sex, age, religion, or disability. Persons who require special accommodations under the Americans with Disability Act or those requiring language translation services should contact the Baldwin County Planning & Zoning Department at 251-580-1655.

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