

DISTRICT 19



BALDWIN COUNTY,
ALABAMA

PROCESS

ALABAMA CODE §45-2-261.07

§ 45-2-261.07. Procedure for exercising jurisdiction in each district

The Baldwin County Commission shall not exercise its planning and zoning powers and jurisdiction in any district established hereunder until the majority of the qualified electors of the district voting in an election shall have voted their desire to come within the planning and zoning authority of the Baldwin County Commission. The election shall be held if 10 percent of the qualified

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(Act 91-719, p. 1389, § 8; Act 98-665, p. 1455, § 1; Act 2006-609, p. 1672, § 1; Act 2010-719, p. 1782, § 1.)



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governing body determines that the use of voting precinct boundaries is not feasible. A party or parties seeking to file a petition shall notify the county governing body in writing that the parties will petition for the formation of a district and the proposed boundaries of the district. The judge of probate within 15 days shall give a preliminary

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ALABAMA CODE §45-2-261.08

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BALDWIN COUNTY,
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PROCESS

TIMELINE



PROCESS

TIMELINE



ADVISORY COMMITTEE

Jamal Allen

Paul Davis

Kate Fisher

Tracy Frost

Willard Holliman

Clarice Hall-Black (Ex Officio Member from Fairhope Planning Commission)

Others

June 20, 2021:

Made unanimous recommendation
on proposed District 19 Ordinance
Provisions & Map



THE ORDINANCE (TEXT & MAP)

Local Provisions (non-comprehensive overview) – §2.3.19

- Started with Neighboring District 26
- Removed some items like prohibition on Planned Residential Developments
- Made unavailable thirteen different zoning districts including RSF-3, B-3, B-4, M-1, M-2, and TR.
- Disallowed twenty-one specific uses
- Requirements for concealing cell towers



THE ORDINANCE (TEXT & MAP)

Family Heritage Overlay District – §10.6

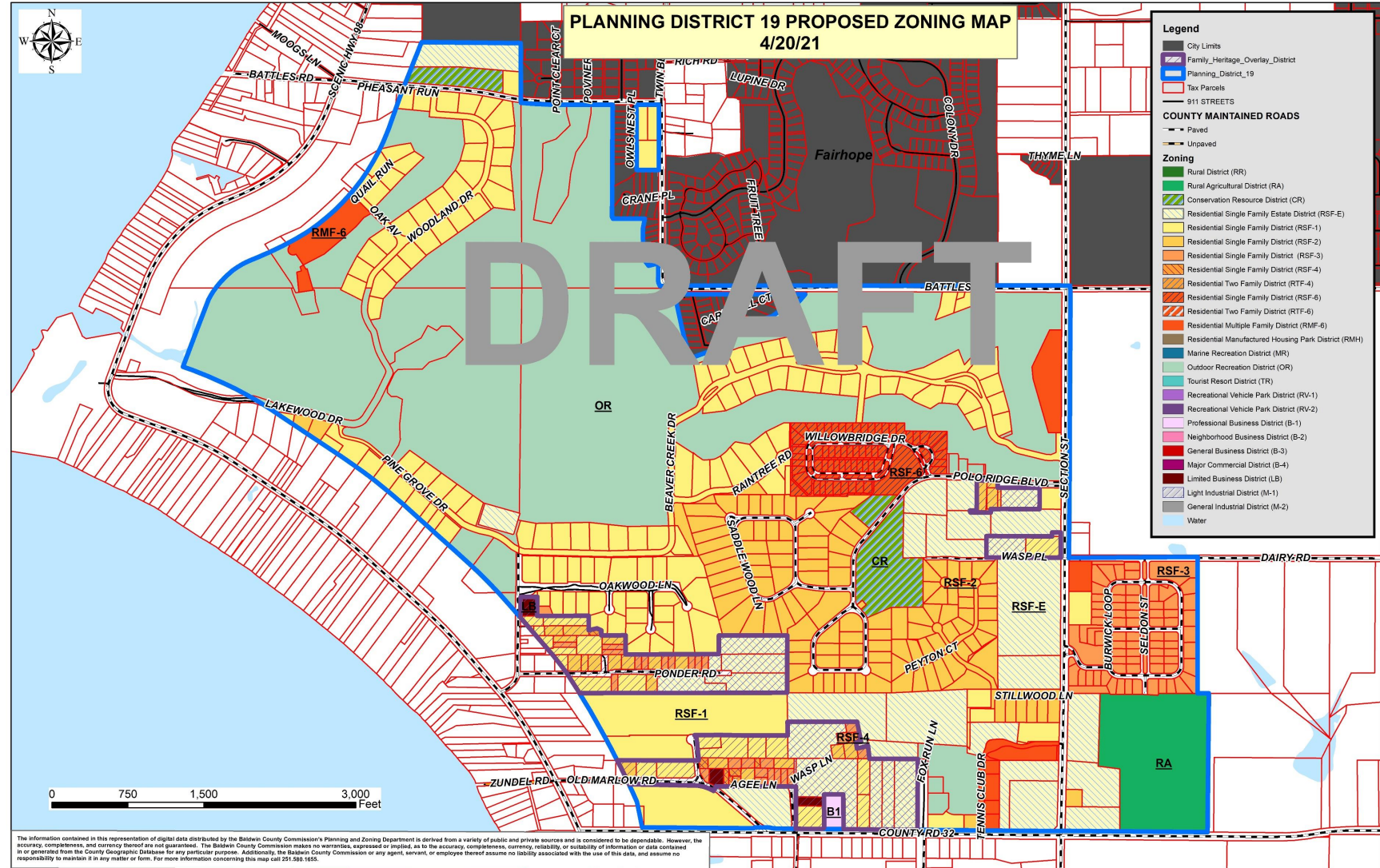
- Goal is to prevent displacement of culturally significant local community
- Make special provisions for allowing the continuance of non-conforming uses created by heirs' property.
- Community feedback used to designate properties within the district
- Properties automatically lose the overlay designation if transferred to someone other than immediate family



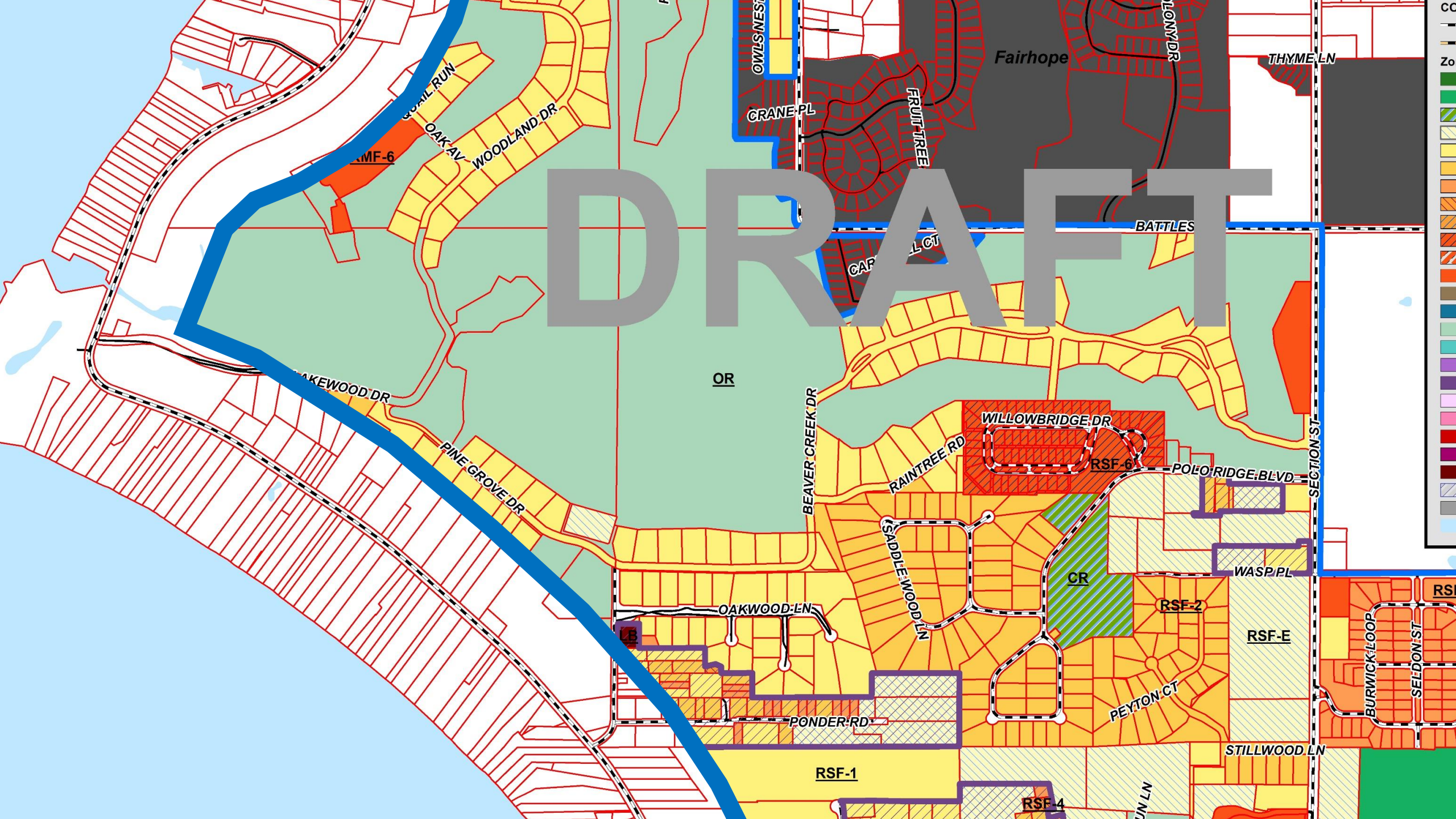
THE ORDINANCE (TEXT & MAP)

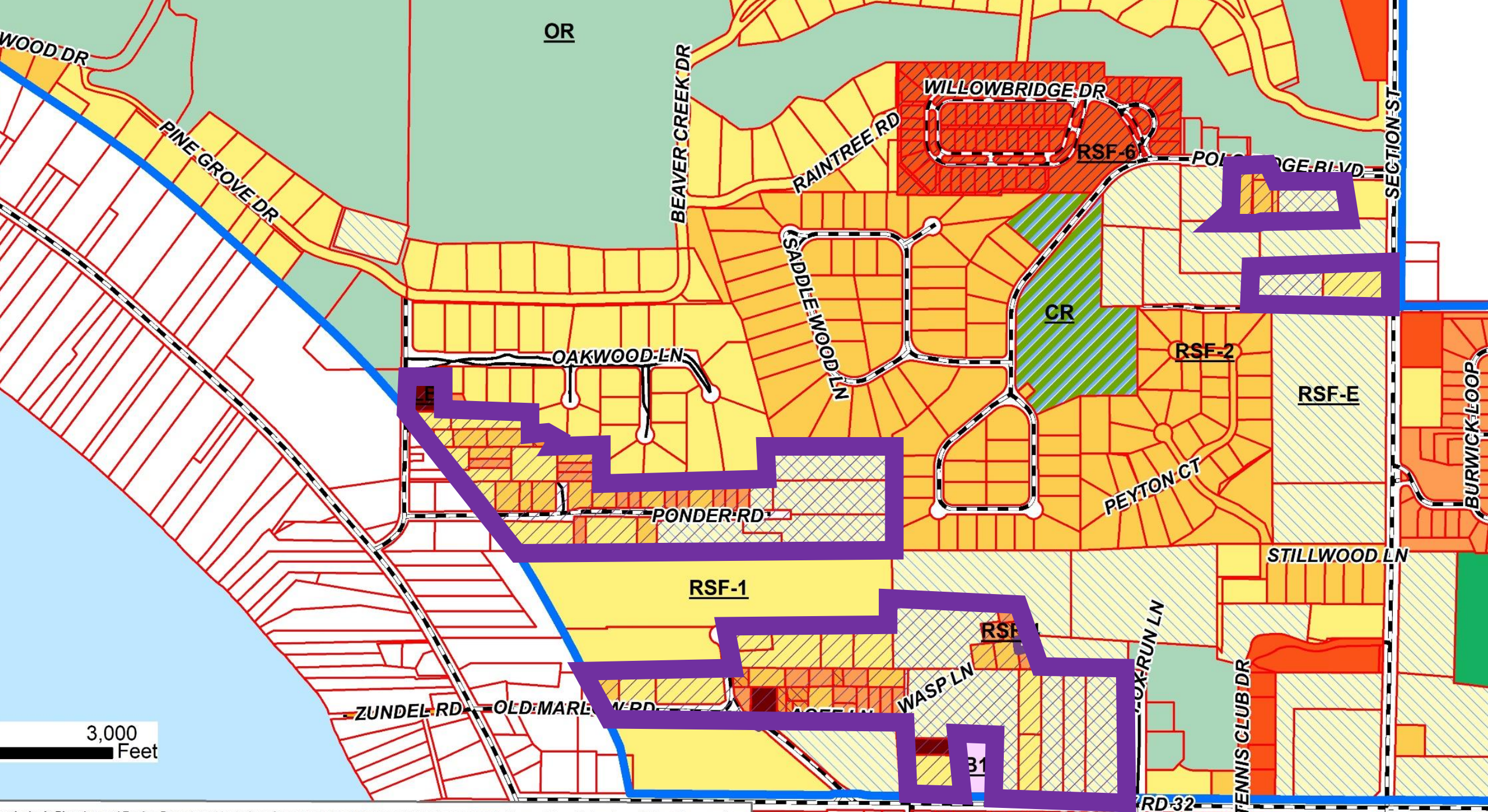
The Map

(as recommended by
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BALDWIN COUNTY,
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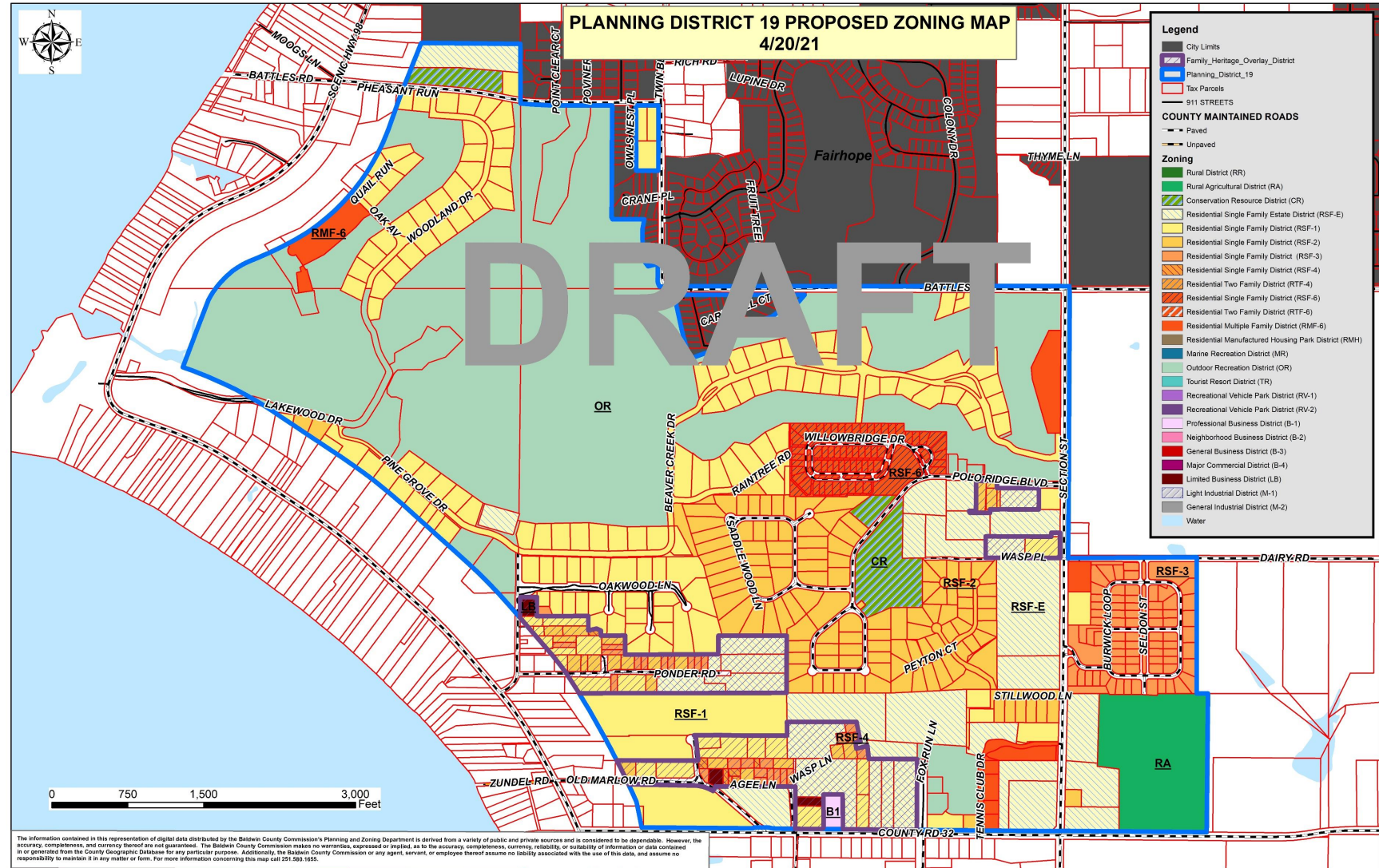


Commission's Planning and Zoning Department is derived from a variety of public and private sources and is considered to be dependable. However, the Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability of information or data contained

THE ORDINANCE (TEXT & MAP)

The Map

(as recommended by
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THE ORDINANCE (TEXT & MAP)

Changes Proposed to the Planning Commission

- Overlay District Language

OVERLAY DISTRICT LANGUAGE

Section 10.6 Family Heritage Overlay District

10.6.1 Purpose. The Family Heritage Overlay District is implemented to prevent the displacement of culturally significant local communities, including communities with “heirs’ property”, due to restrictions on the repair, maintenance, alteration, or improvement of nonconforming structures existing as of the original creation of the overlay district within a Planning District, to recognize and protect the cultural importance of communities with “heirs’ property”, and recognize that nonconforming uses play an important part in the cultural sustainability of these communities. This overlay district shall only apply in Planning District 19 in the area herein defined in Section 10.6.2.



OVERLAY DISTRICT LANGUAGE

10.6.4 Automatic removal of overlay district. When a lot within the Family Heritage Overlay District is transferred to someone other than an immediate family member, or is transferred to an entity that is not a natural person, the Family Heritage Overlay District designation is automatically removed regardless of whether or not the Planning and Zoning Department is notified and the District 19 Zoning Map is updated. When the Zoning Administrator becomes aware, by any means, that the overlay district designation has been removed, the Zoning Administrator shall administratively amend the Planning District 19 Official Zoning Map to reflect the automatic change. After the Family Heritage Overlay District has been properly removed from a lot, it may not thereafter be reapplied to that lot for any reason. After its original adoption within a Planning District, the Family Heritage Overlay District may not be expanded or applied to new lots within the Planning District for any reason.



OVERLAY DISTRICT LANGUAGE

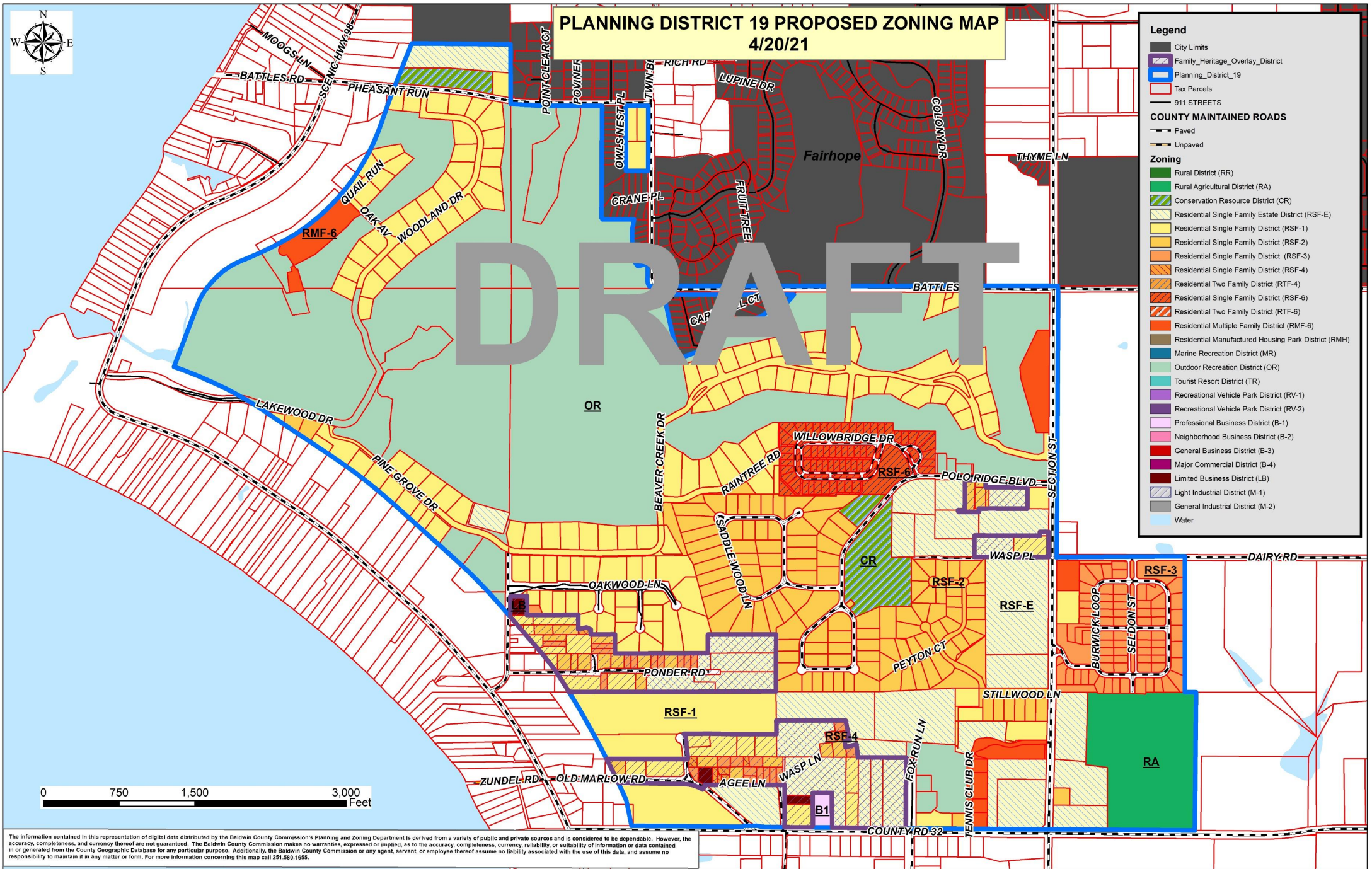
1. Entities that are not natural persons, including but not limited to corporations, limited liability companies, and trusts, are not immediate family members for the purpose of this provision, unless the entity is entirely owned by immediate family members. Entities that are entirely owned by immediate family members shall be deemed “natural persons” as used in the language of the Family Heritage Overlay District provisions. However, if any interest in such entity is later transferred to a non-immediate family member, such entity shall cease being a natural person as contemplated for purpose of the Family Heritage Overlay District provisions, and the Family Heritage Overlay District designation is automatically removed regardless of whether or not the Planning and Zoning Department is notified and the District 19 Zoning Map is updated.



THE ORDINANCE (TEXT & MAP)

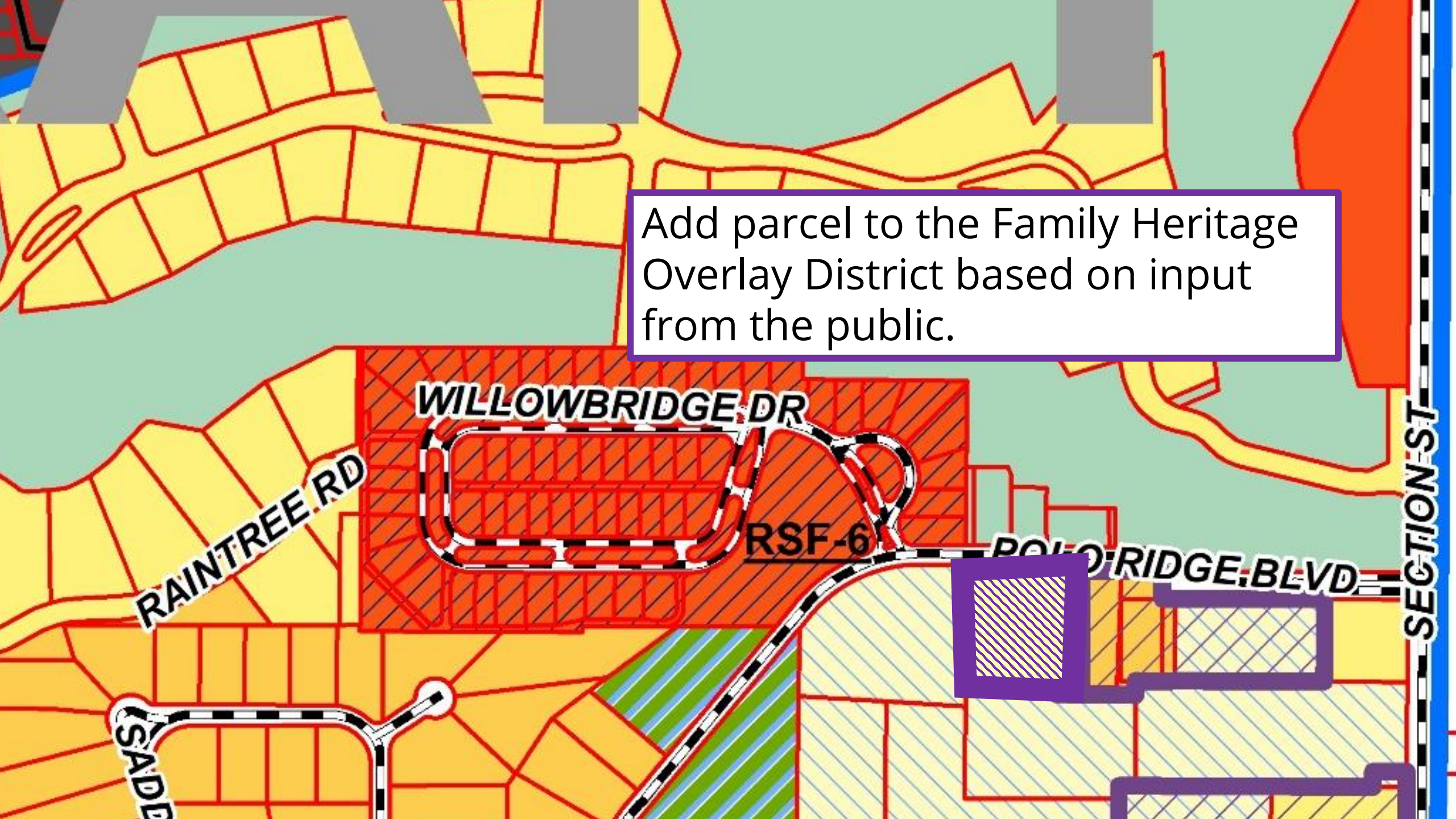
Proposed Changes Since Publication

- Overlay District Language
- Specific Map Changes
- Allowance for Staff to accept change requests from Rural Agriculture (RA) or Residential Single Family – Estate (RSF-E) zoning to RSF-1 anytime before June 1st, and add to Planning Commission recommendation.



The information contained in this representation of digital data distributed by the Baldwin County Commission's Planning and Zoning Department is derived from a variety of public and private sources and is considered to be dependable. However, the accuracy, completeness, and currency thereof are not guaranteed. The Baldwin County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability of information or data contained in or generated from the County Geographic Database for any particular purpose. Additionally, the Baldwin County Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form. For more information concerning this map call 251.580.1655.

Add parcel to the Family Heritage Overlay District based on input from the public.



Correct designation of residential
lots from TR to RSF-1

NBRIDGE DR

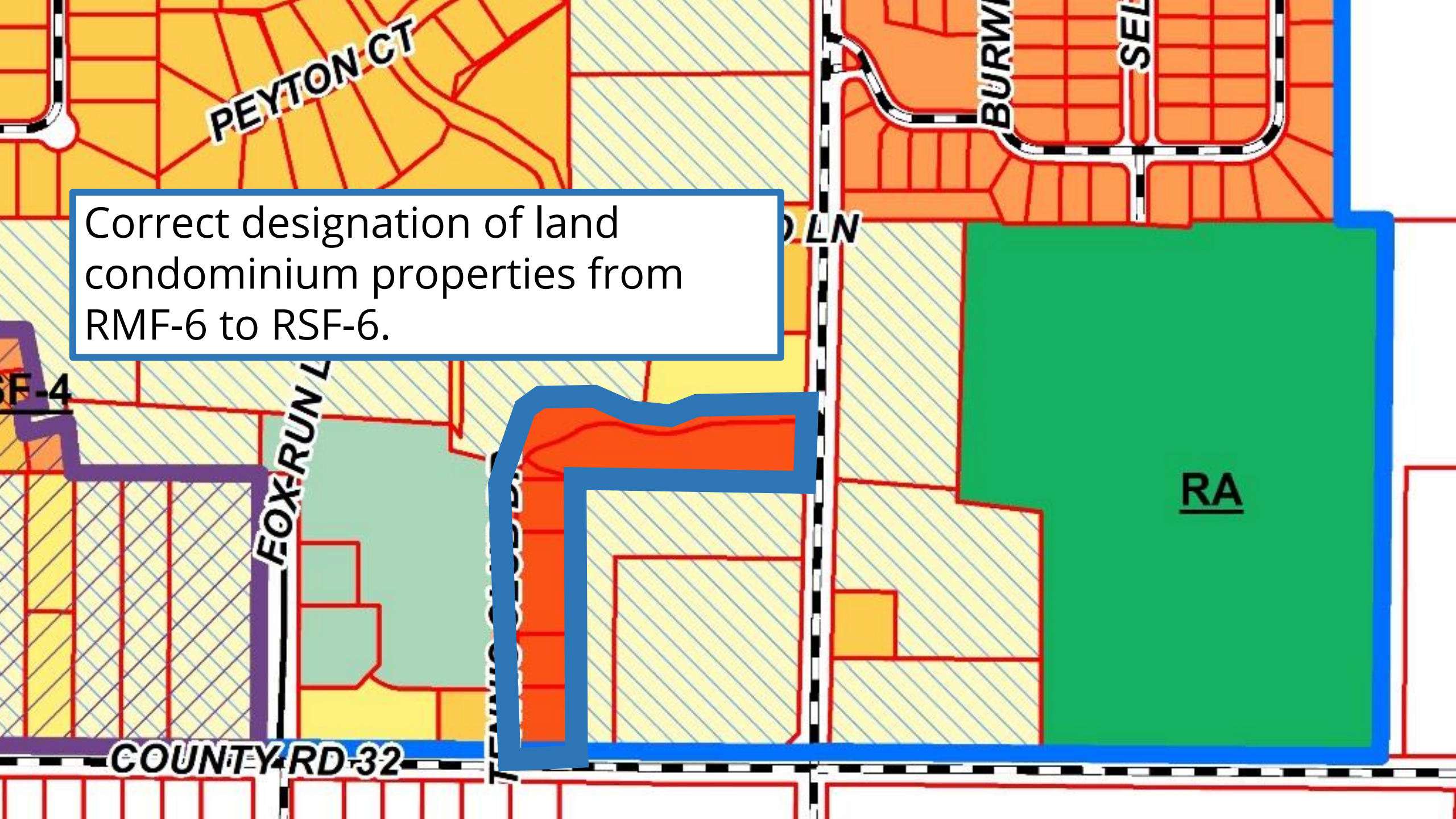
RSF-6

POLO RIDGE BLVD

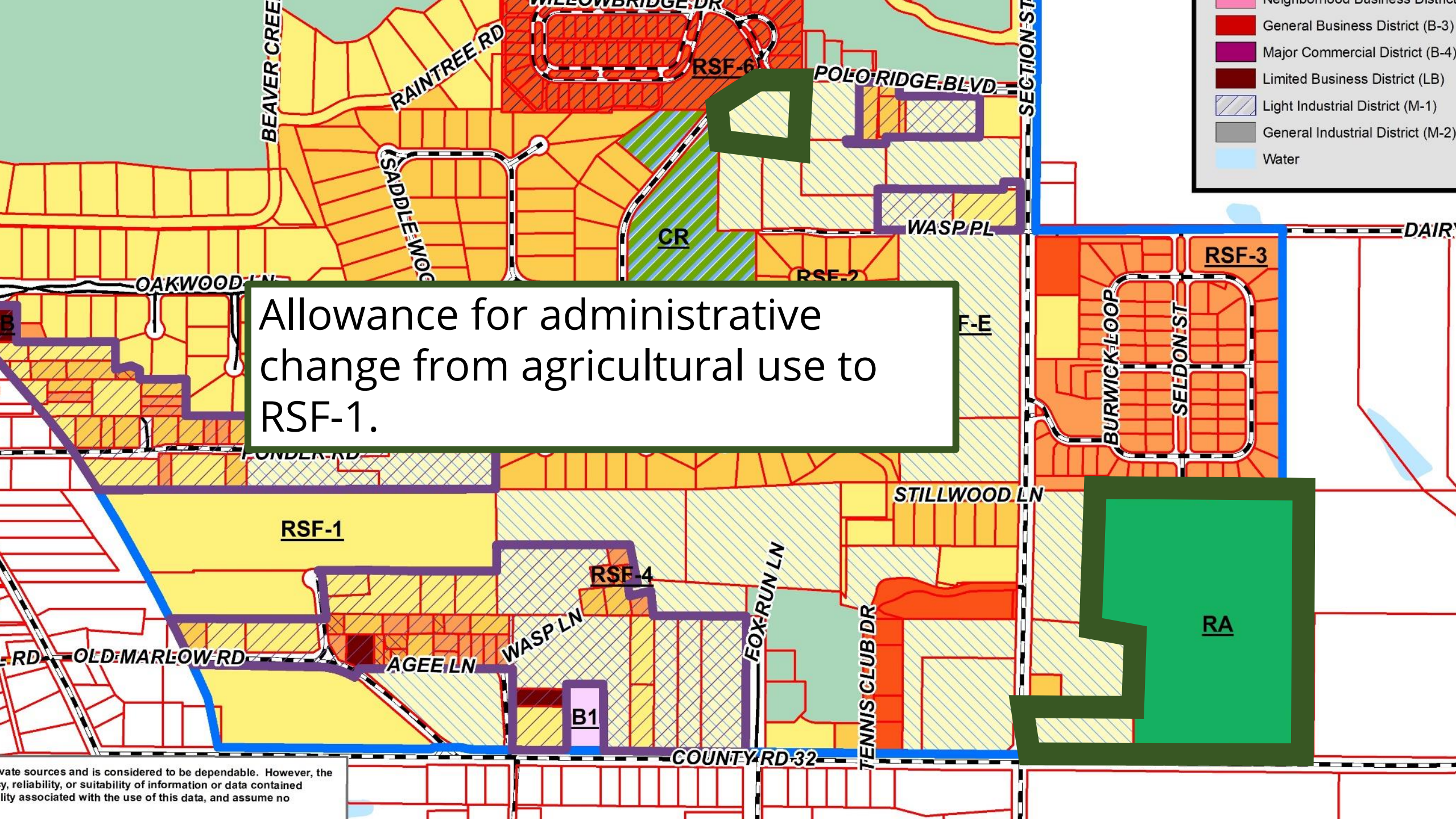
SECTION ST

WASP PI

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- Outdoor
- Tourist R
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- Professio
- Neighbo
- General B
- Major Co
- Limited B
- Light Indu
- General I
- Water

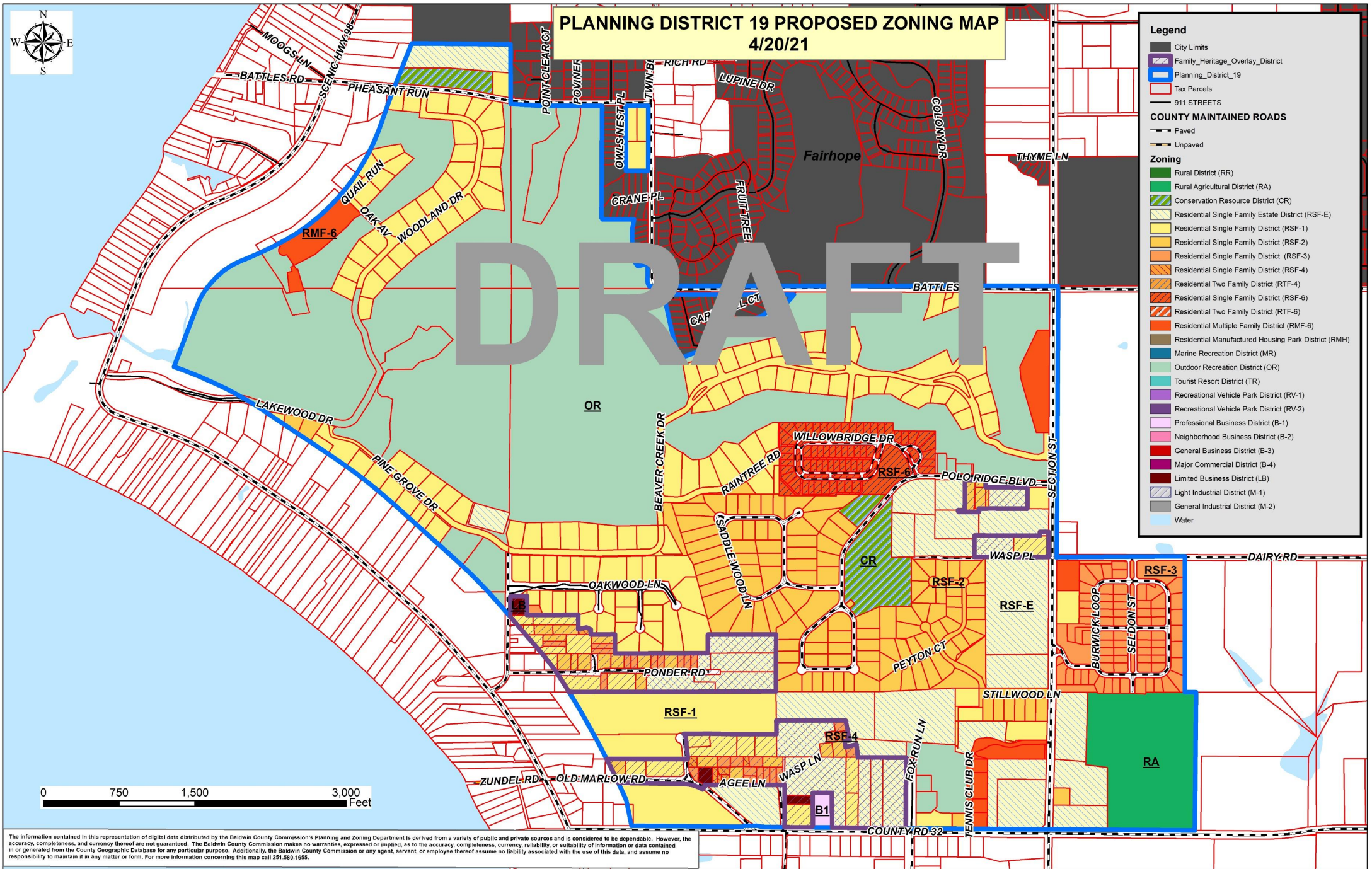


Correct designation of land
condominium properties from
RMF-6 to RSF-6.



Allowance for administrative
change from agricultural use to
RSF-1.

- Neighborhood Business District (B-3)
- General Business District (B-3)
- Major Commercial District (B-4)
- Limited Business District (LB)
- Light Industrial District (M-1)
- General Industrial District (M-2)
- Water



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UNANIMOUS PLANNING COMMISSION RECOMMENDATION

Recommended approval of the map and text amendments as advertised with the following changes:

- Overlay District Language Changes Shown;
- Specific Map Changes Shown; and
- Allowance for Staff to accept requests to change from Rural Agriculture (RA) zoning or Residential Single Family – Estate (RSF-E) zoning to Residential Single Family 1 (RSF-1) anytime before June 1st, and add to Planning Commission recommendation.

May 6, 2021:

Made unanimous recommendation above.

9 Members of the Public Signed Up to Speak in Support

No Members of the Public Signed Up to Speak Against

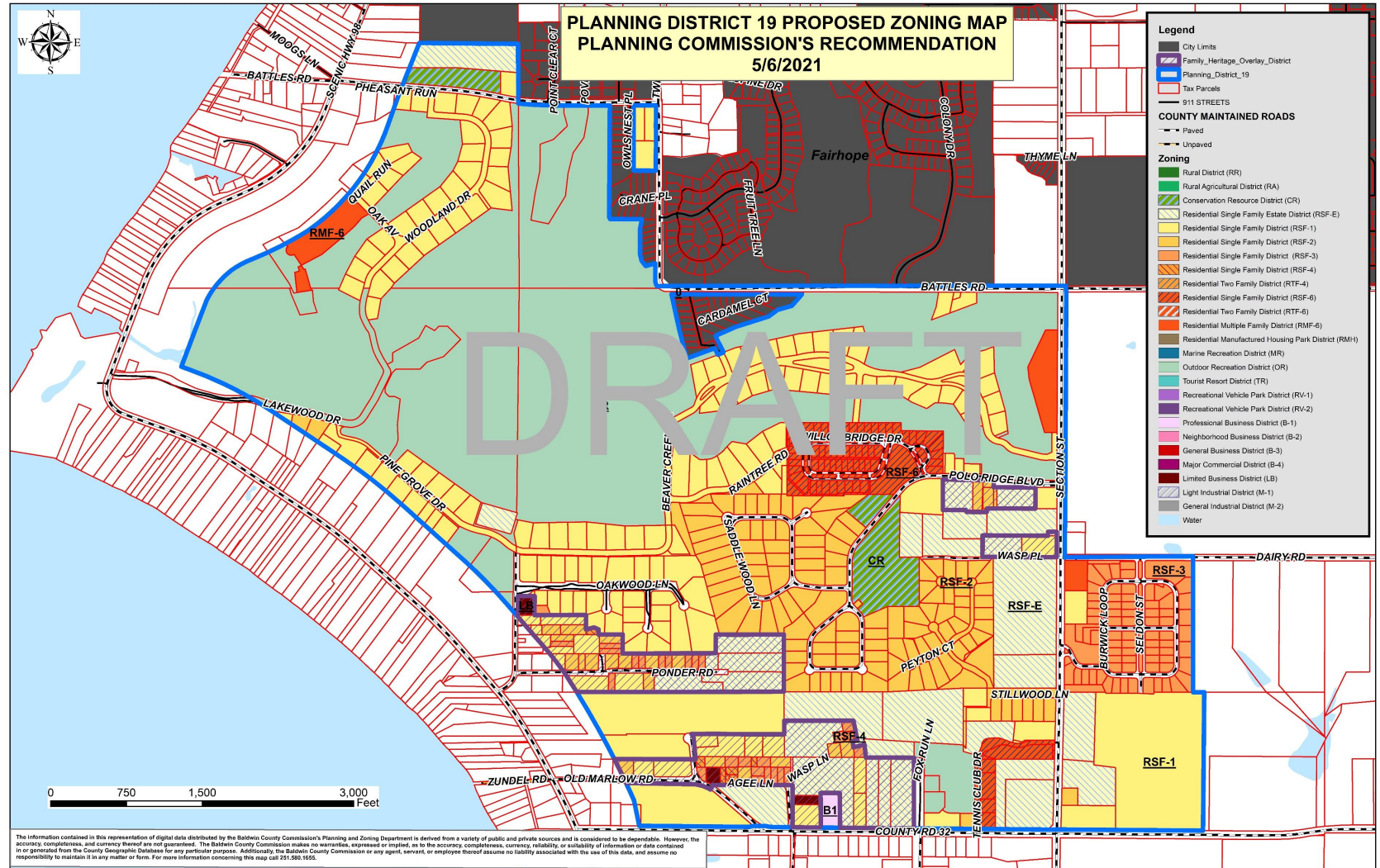


BALDWIN COUNTY,
ALABAMA

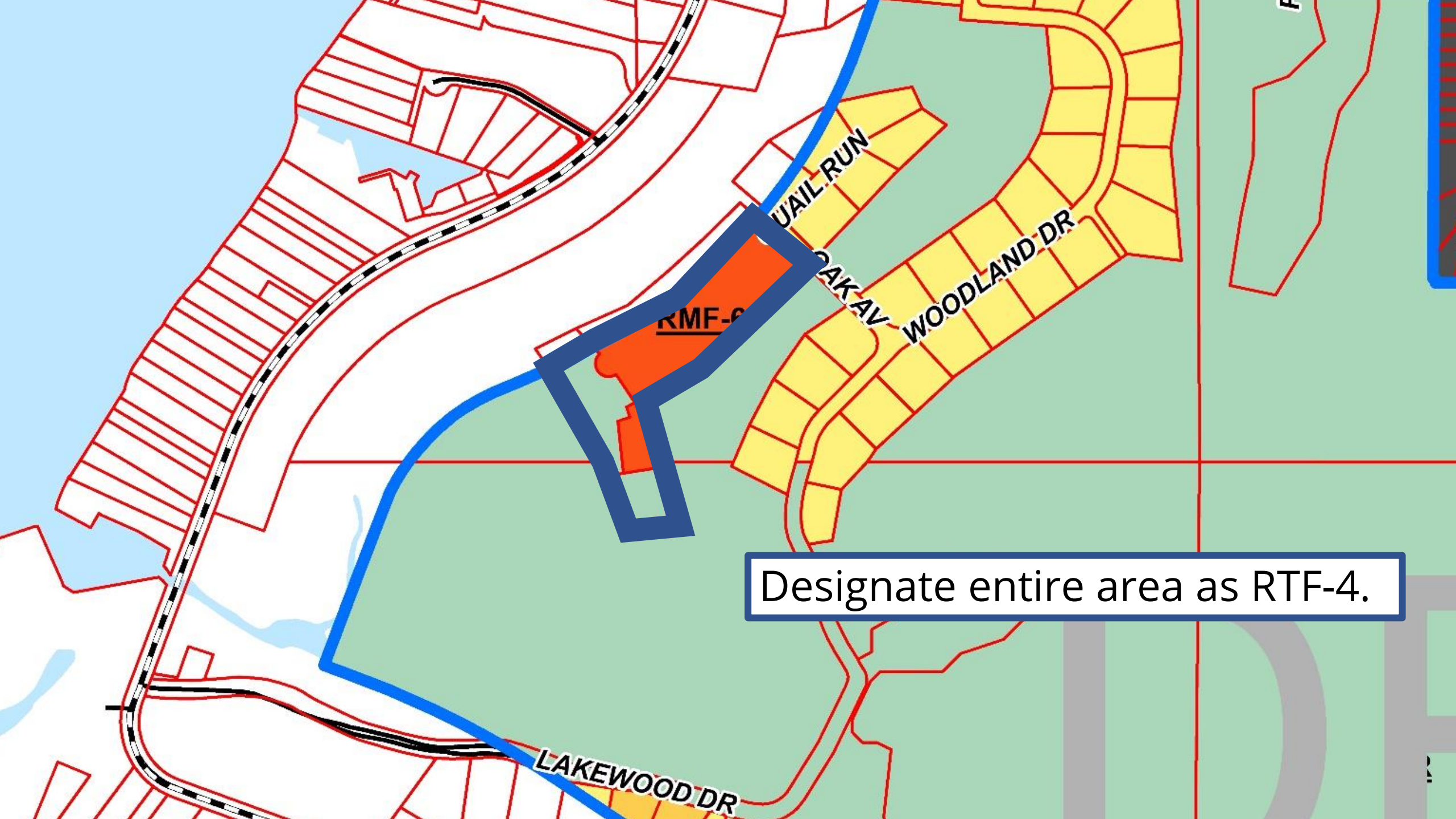
THE ORDINANCE (TEXT & MAP)

The Map

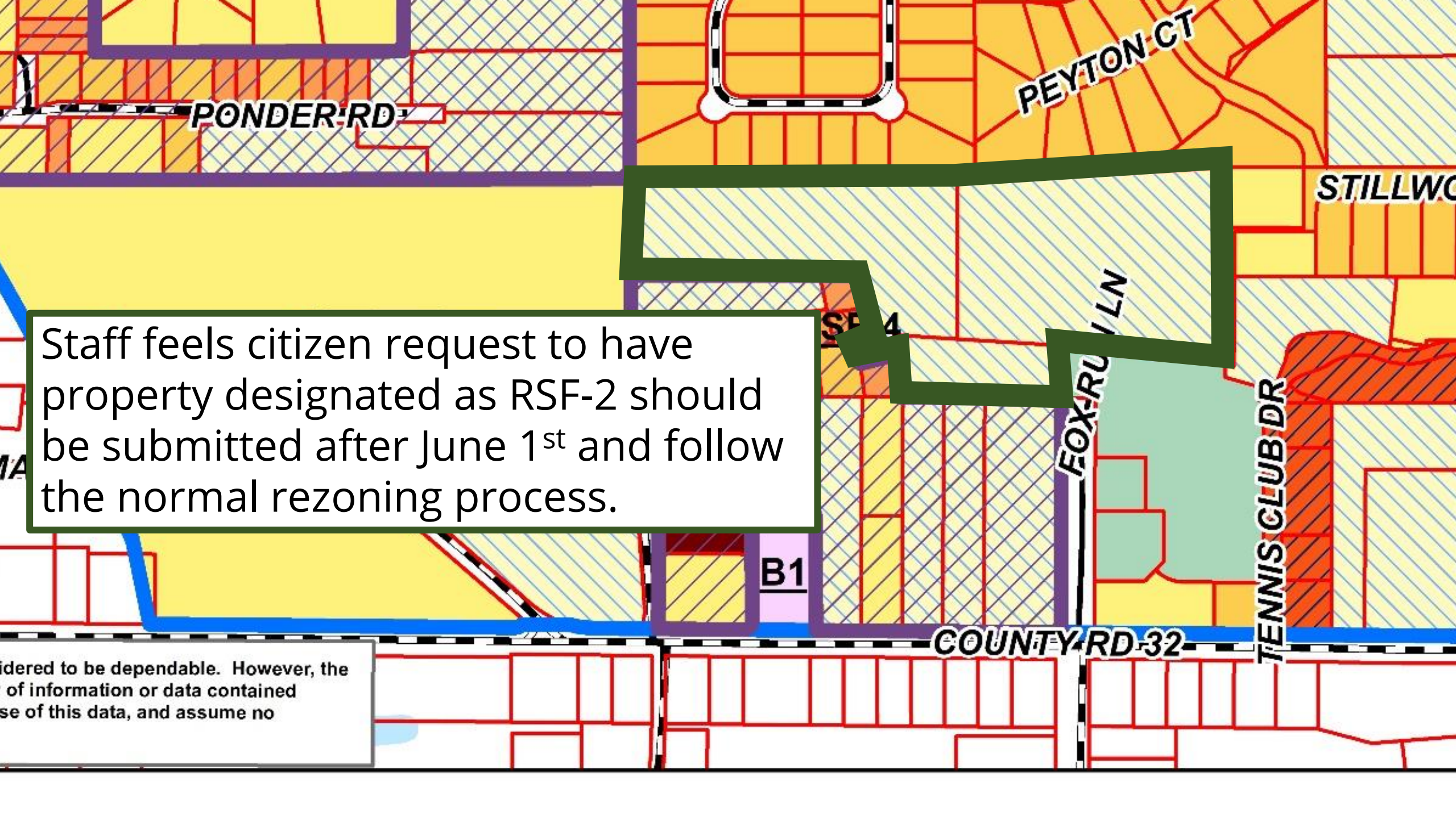
(as recommended by the
Planning Commission)



BALDWIN COUNTY,
ALABAMA



Designate entire area as RTF-4.



PONDER RD

PEYTON CT

STILLWATER

RSF-2

FOX RUN LN

TENNIS CLUB DR

B1

COUNTY RD 32

Staff feels citizen request to have property designated as RSF-2 should be submitted after June 1st and follow the normal rezoning process.

Considered to be dependable. However, the use of information or data contained herein is at the user's risk. No warranty is made of this data, and assume no

PLANNING COMMISSION & STAFF RECOMMENDATION

Recommended approval of the map and text amendments as advertised with the following change:

- With the additional designation of parcels with PINs 50393 (portion in District 19), 50398 (portion in District 19), & 376883 to RTF-4
- With the additional designation of PINs 44438, 44437, and 245610 as RSF-1 versus RSF-E.

Note: Approval will have the effect of disbanding the District 19 Advisory Committee

