



# Baldwin County Commission

## Legislation Details (With Text)

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**File #:** 21-1083      **Version:** 1  
**Type:** Other Staff Recommendations      **Status:** Agenda Ready  
**File created:** 7/12/2021      **In control:** Baldwin County Commission Regular  
**On agenda:** 7/20/2021      **Final action:**  
**Title:** Amendments to Baldwin County Subdivision Regulations  
**Indexes:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
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**Meeting Type:** BCC Regular Meeting  
**Meeting Date:** 7/19/2021  
**Item Status:** New  
**From:** Matthew Brown, Director of Planning and Zoning  
**Submitted by:** J. Buford King, Development Review Planner

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### ITEM TITLE

Amendments to Baldwin County Subdivision Regulations

### STAFF RECOMMENDATION

Discuss proposed amendments to the Baldwin County Subdivision Regulations.

### BACKGROUND INFORMATION

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

### **Background:**

The Baldwin County Planning and Zoning Department would like to propose a general slate of amendments to the Baldwin County Subdivision Regulations. These amendment categories may include:

- Review of post-2008 regulation changes and potential reversion to 2008 language as appropriate.
- Providing additional options to applicants regarding wetlands on proposed subdivisions, while simultaneously ensuring protection of those wetlands.
- Adjustment to sidewalk construction timing requirements
- Incorporation of provisions related to broadband access for new developments.
- General clean-up and clarification changes to remove ambiguity for the public and incorporate

industry standard language.

- Changing “Development Permit” to “Preliminary Plat.”
- Changing “Planned Development” to “Multi-Unit Development” or “Multiple Occupancy Project”
- Changing the appeal process to direct appeals from the Baldwin County Commission to the Circuit Court of Baldwin County

Proposed schedule:

July 16, 2021 - Voluntary Stakeholder Meeting - Central Annex at 2 p.m.

July 19, 2021 - Commission Work Session: Discussion item with proposed draft for publication.

July 28<sup>th</sup>, August 4<sup>th</sup>, and August 11<sup>th</sup> - Required Advertising.

August 16 & 17, 2021 - Commission Work Session and then Regular Meeting with Public Hearing on the proposed amendments.

### **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?**

Will coordinate with legal throughout

**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:** Planning and Zoning Staff

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

**Additional instructions/notes:** N/A