



# Baldwin County Commission

## Legislation Text

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**File #:** 19-1222, **Version:** 1

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**Meeting Type:** BCC Work Session  
**Meeting Date:** 5/14/2019  
**Item Status:** New  
**From:** Vince Jackson, Planning Director  
**Submitted by:** Vince Jackson, Planning Director

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### ITEM TITLE

Discussion of Proposed Zoning Text Amendments and Master Planning Efforts

### STAFF RECOMMENDATION

Discuss proposed zoning text amendments and master planning efforts with the Planning Staff and provide direction for future action.

### BACKGROUND INFORMATION

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

**Background:** The Planning and Zoning staff has drafted a series of proposed zoning text amendments which are primarily intended to address issues which have arisen in the Fort Morgan area (Planning District 25). These issues include parking, the applicability of the HDR, High Density Residential District, Dune Walkovers, Planning Considerations in the Coastal High Hazard Area and Flood Hazard Areas, and building height limitations in terms of the maximum number of habitable stories. While the listed issues have direct applicability to Planning District 25, some, such as the Planning and Zoning Considerations in the Coastal High Hazard Area and Flood Hazard Areas could be applied in other zoned Planning Districts, as well as providing a starting point for Master Plan updates. Others, such as the restoration of building height limitations based on the number of habitable stories will be applicable to all residential zoning districts if an amendment is approved.

The staff would like to discuss the proposed amendments with the County Commissioners and receive direction for future action. If the Commissioners should see fit to authorize the staff to commence the amendment process, staff will begin advertising the proposed amendments for future Planning Commission and County Commission meetings.

Copies of the proposed amendments are attached to the agenda item for the convenience of the Commissioners. New language is underlined and highlighted in red.

### 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? N/A

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 Department

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

Prepare additional text amendment language as directed and prepare proposed amendments for advertising and submission to the Baldwin County Planning and Zoning Commission and the Baldwin County Commission.

Additional instructions/notes: N/A