



# Baldwin County Commission

## Legislation Text

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**File #:** 19-1275, **Version:** 1

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**Meeting Type:** BCC Regular Meeting  
**Meeting Date:** 5/21/2019  
**Item Status:** New  
**From:** Vince Jackson, Planning Director  
**Submitted by:** Vince Jackson, Planning Director

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### **ITEM TITLE**

Authorization to Begin Advertising Proposed Zoning Text Amendments

### **STAFF RECOMMENDATION**

Authorize the Planning and Zoning Staff to Begin Advertising and Commence the Zoning Text Amendment Process for Proposed Text Amendments Pertaining to the Local Provision for Planning District 25 and Height Limitations in Residential Zoning Districts.

### **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.

Staff respectfully requests authorization to begin advertising and to commence the text amendment process for the proposed amendments as discussed herein. If authorization is granted the proposed amendments will be tentatively scheduled for consideration by the Planning Commission at its July meeting, with a hearing before the County Commission at a later date. Staff plans to discuss the proposed amendments with the Fort Morgan Zoning Advisory Committee on June 19, 2019.

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