



Baldwin County Commission

Legislation Text

File #: 20-0090, Version: 1

Meeting Type: BCC Regular Meeting
Meeting Date: 11/5/2019
Item Status: New
From: Vince Jackson, Planning Director
Submitted by: Vince Jackson, Planning Director

ITEM TITLE

Proposed Text Amendments to the Baldwin County Zoning Ordinance, Section 13.14 Mini-Warehouses, Section 13.15 Office-Warehouses and Section 13.16 Land Application of By-Product Materials

STAFF RECOMMENDATION

Authorize staff to begin advertising and commence the zoning text amendment process for proposed Sections 13.14, 13.15 and 13.16.

BACKGROUND INFORMATION

Previous Commission action/date: N/A

Background: Based on citizen feedback and other factors, the need has arisen for additional language and standards pertaining to mini-warehouses and office-warehouses in the *Baldwin County Zoning Ordinance*. As a result, staff has prepared new language which would address these issues. The language pertaining to mini-warehouse facilities would be placed at Section 13.14. It would provide design standards, as well as expand the zoning designations where mini-warehouse facilities could potentially be approved through the Conditional Use process. Office-warehouse facilities are a use for which the staff has received numerous inquiries, but which are not currently addressed in the zoning ordinance. The proposed amendment, to be placed at Section 13.15, would provide standards and use criteria where none currently exist.

In addition, staff is aware of concerns which have arisen pertaining to the land application of biosolids in the County. Staff has prepared preliminary language to assist in addressing these issues based on rules which have been proposed by the Alabama Department of Environmental Management (ADEM). Staff is proposing to use the term “by-product” due to the fact that this is the terminology used in the proposed rules.

A draft of the proposed text amendments is attached to this agenda item. Because this would involve entirely new sections, the language in underlined and highlighted in red.

Staff respectfully requests permission to begin advertising the proposed text amendments. If

permission is granted, staff will tentatively schedule the amendments for consideration by the Planning Commission at its December meeting. The amendments would then be brought before the County Commission for a public hearing in January 2020. As we work through the amendment process, staff may include additional language which would provide standards for other uses which are subject to Conditional Use and Special Exception approval.

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):

Advertise and schedule proposed zoning text amendments for consideration by the Baldwin County Planning and Zoning Commission and the Baldwin County Commission.

Additional instructions/notes: N/A