



Baldwin County Commission

Legislation Details (With Text)

File #: 19-1761 **Version:** 1
Type: Public Hearings **Status:** Passed
File created: 7/26/2019 **In control:** Baldwin County Commission Regular
On agenda: 8/6/2019 **Final action:** 8/6/2019
Title: Baldwin County Subdivision Regulations Amendments

Indexes:

Attachments: 1. Resolution #2019-127, 2. 2019 PROPOSED Subdivision Regulations (CLEAN VERSION), 3. 2019 PROPOSED Subdivision Regulations (REDLINE VERSION), 4. Certification, 5. Notice of Public Hearing, 6. 7-31 Onlooker, 7. Proof of Advertising, 8. *DM1 - Resolution 2019-127 SIGNED

| Date | Ver. | Action By | Action | Result |
|----------|------|-----------------------------------|----------|--------|
| 8/6/2019 | 1 | Baldwin County Commission Regular | Approved | Pass |

Meeting Type: BCC Regular Meeting

Meeting Date: 8/6/2019

Item Status: New

From: Joey Nunnally, P.E., County Engineer

Seth Peterson, P.E., Construction Development Manager

Submitted by: Lisa Sangster, Administrative Support Specialist IV

ITEM TITLE

Baldwin County Subdivision Regulations Amendments

STAFF RECOMMENDATION

Consider amendments to the Baldwin County Subdivision Regulations during a Public Hearing to provide for the public health, safety and general welfare, and consistent with Section 11-24-1, et seq., Code of Alabama (1975) and Section 45-2-261, et seq., Code of Alabama (1975), without limitation and furthermore, in compliance with Article 12 of the current Baldwin County Subdivision Regulations, adopt Resolution #2019-127 which:

- 1) Amends the Baldwin County Subdivision Regulations to read in their entirety as set forth in Exhibit "B" attached thereto; and
- 2) Provides that said amended Baldwin County Subdivision Regulations, as set forth in Exhibit "B" attached thereto, shall become effective on September 6, 2019; and
- 3) Provides that the Chairman of the Baldwin County Commission is hereby authorized to certify on behalf of the Baldwin County Commission to the Judge of Probate of Baldwin County, Alabama, said amended Baldwin County Subdivision Regulations.

BACKGROUND INFORMATION

Previous Commission action/date: May 15, 2018

Background: The Baldwin County Commission has previously approved/adopted Subdivision Regulations for unincorporated Baldwin County as authorized by applicable general or local law. The Subdivision Regulations were last amended by the Baldwin County Commission at its May 15, 2018, Regular Meeting pursuant to the adoption of Resolution #2018-076.

This item is to consider an amendment to the Baldwin County Subdivision Regulations and hold a public hearing giving the public an opportunity to speak on the proposed changes. The main changes involve moving the function of the Subdivision Plan Review from the Highway Department to the Planning and Zoning Department effective September 6, 2019. The proposed amendment includes changes to update the County Engineer and Planning Director respectively for the plan review function.

The proposed amendment also includes the following changes:

Section 5.11.6, Dedication of Drainage System Easements - adding the following statement:

“A note shall be added to the Final Plat that specifies the maintenance responsibilities of any drainage easements and common areas. The note shall also include a statement that Baldwin County will not be responsible for maintenance of said common areas or drainage easements.”

Section 95.1, Final Site Plan Application - added the following item as a requirement of the submittal:

“Be accompanied by a generalized drainage plan in accordance with Section 5.11.7, and written narrative that describes in detail the existing and proposed drainage patterns and characteristics of the proposed development as well as the proposed method of stormwater management to be used;”

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?

Yes

Reviewed/approved by: County Attorney, David Conner, has reviewed and approved.

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: Will be presented at meeting.

FOLLOW UP IMPLEMENTATION

For time-sensitive follow up, select deadline date for follow up: N/A

Individual(s) responsible for follow up: Administrative Staff; Highway Department

Action required (list contact persons/addresses if documents are to be mailed or emailed):
Administrative Staff have documents signed and recorded. Highway Department will update County website.

Additional instructions/notes: N/A