



# Baldwin County Commission

## Legislation Details (With Text)

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**File #:** 19-2179      **Version:** 1

**Type:** Work Session      **Status:** Agenda Ready

**File created:** 10/2/2019      **In control:** Baldwin County Commission Work Session

**On agenda:** 10/8/2019      **Final action:**

**Title:** Case TA-19001 - Amendments to the Baldwin County Zoning Ordinance, Article 2, Section 2.3.25.3, Local Provisions for Planning District 25

**Indexes:**

**Attachments:** 1. Case TA-19001, Staff Report, 2. Planning District 25 CHHA and FHA.pdf, 3. Case TA-19001, Voting Sheet, 2019-09-05.pdf, 4. Case TA-19001, Minutes, 2019-09-05.pdf, 5. Case TA-19001, Letters of Support and Opposition.pdf, 6. Case TA-19001, Letter, Supporting Information, 7. Resolution #2020-001, 2019-10-15.pdf, 8. Attachment B, Planning District 25 CHHA and FHA.pdf

Date	Ver.	Action By	Action	Result
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**Meeting Type:** BCC Work Session  
**Meeting Date:** 10/8/2019  
**Item Status:** New  
**From:** Vince Jackson, Planning Director  
**Submitted by:** Vince Jackson, Planning Director

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### ITEM TITLE

Case TA-19001 - Amendments to the Baldwin County Zoning Ordinance, Article 2, Section 2.3.25.3, Local Provisions for Planning District 25

### STAFF RECOMMENDATION

Adopt Resolution #2020-001, which APPROVES amendments to the text of Amendments to Article 2 of the Baldwin County Zoning Ordinance, Local Provisions for Planning District 25, pertaining to the removal of HDR, High Density Residential District, establishment of a two (2) habitable story maximum height for single family and two family dwellings, establishment of dune walkover requirements and standards, and establishment of Planning and Zoning considerations for Coastal High Hazard Areas and Flood Hazard Areas (Section 2.3.25.3).

### BACKGROUND INFORMATION

**Previous Commission action/date:** August 15, 2017

**Background:** Planning District 25 (Fort Morgan) is one of the most unique and environmentally sensitive areas in Baldwin County. Recently, the Planning staff has become aware of numerous concerns and issues facing the planning district. Through discussions with and input from the Fort Morgan Planning and Zoning Advisory Committee, the Fort Morgan Civic Association, the Fort Morgan Volunteer Fire Department and various citizens, staff has developed a series of amendments

to the Planning District 25 Local Provisions. The amendments include the following:

- Removal of HDR, High Density Residential District, as an available zoning designation in Planning District 25. This will also include a statement under Section 4.10. (See staff report for Case TA-19002 and Case TA-19003).
- Establishment of a maximum building height limit of two (2) habitable stories for single family and two family dwellings.
- Establishment of requirements and standards for dune walkovers.
- Establishment of Planning and Zoning considerations for the Coastal High Hazard Area (CHHA) and Flood Hazard Area (FHA). The section provides definitions and objectives as well as standards for future rezoning requests. A map indicating the Coastal High Hazard Area and Flood Hazard Area is included.

The Planning Commission considered the amendments on September 5, 2019, and voted to recommend APPROVAL to the County Commission.

The proposed amendments are included with the staff report and resolution which are attached to this agenda item. Additions highlighted in red and underlined.

### **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?** Yes. Gulf Coast Newspapers.

**If the proof of publication affidavit is not attached, list the reason:** Forthcoming from staff.

### **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):**

Update text and publish amended versions of the *Baldwin County Zoning Ordinance*.

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