



# Baldwin County Commission

## Legislation Details (With Text)

<b>File #:</b>	20-0514	<b>Version:</b>	1
<b>Type:</b>	Work Session	<b>Status:</b>	Agenda Ready
<b>File created:</b>	1/8/2020	<b>In control:</b>	Baldwin County Commission Work Session
<b>On agenda:</b>	1/14/2020	<b>Final action:</b>	
<b>Title:</b>	Case TA-19004, Amendments to Article 13, Section 13.14 and Section 13.15, of the Baldwin County Zoning Ordinance		
<b>Indexes:</b>			
<b>Attachments:</b>	1. Case TA-19004, Staff Report, 2. Case TA-19004, Planning Commission Voting Sheet 13.14, 3. Case TA-19004, Planning Commission Voting Sheet 13.15, 4. Case TA-19004, Planning Commission Minutes, 5. Resolution #2020-044		

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**Meeting Type:** BCC Work Session

**Meeting Date:** 1/14/2020

**Item Status:** New

**From:** Vince Jackson, Planning Director

**Submitted by:** Vince Jackson, Planning Director

### ITEM TITLE

Case TA-19004, Amendments to Article 13, Section 13.14 and Section 13.15, of the Baldwin County Zoning Ordinance

### STAFF RECOMMENDATION

Adopt Resolution #2020-044, which APPROVES Case TA-19004, as it pertains to amendments to Article 13 of the Baldwin County Zoning Ordinance dealing with Mini-Warehouses (Section 13.14) and Office-Warehouses (Section 13.15).

### BACKGROUND INFORMATION

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

**Background:** Based on recent discussions and requests from citizens, new regulatory language pertaining to specific issues has been drafted as proposed text amendments to the Baldwin County Zoning Ordinance. Each of the new sections would be placed under Article 13.

The proposed amendments are listed as follows:

- Section 13.14 Mini-Warehouses

The purpose of this section would be to expand the number of zoning designations where mini

-warehouse facilities could be established and provide procedures and standards for review. The zoning ordinance has previously lacked standards for the review of mini-warehouse facilities.

- Section 13.15 Office-Warehouses

Information on office-warehouse facilities is often requested by citizens. However, this use is not specifically addressed in the zoning ordinance. This section would be similar to proposed Section 13.14 in that it would provide procedures and standards for review. Zoning designations where office-warehouse facilities could be established would also be included.

The Planning Commission considered the amendments on December 5, 2019, and voted to recommend APPROVAL to the County Commission subject to changes which are outlined in the minutes and voting sheets. Staff has completed these changes as requested.

The texts of the proposed amendments are included with the staff report and resolution which are attached to this agenda item.

### **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 of Zoning Ordinance and publish revisions.

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