



# Baldwin County Commission

## Legislation Details (With Text)

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**File #:** 21-0025      **Version:** 1

**Type:** Public Hearings      **Status:** Agenda Ready

**File created:** 9/25/2020      **In control:** Baldwin County Commission Regular

**On agenda:** 10/6/2020      **Final action:**

**Title:** Amendments to the Text of the Baldwin County Subdivision Regulations

**Indexes:**

**Attachments:** 1. Resolution #2021-006, 2020-10-06, 2. Exhibit A, Notice of Public Hearing, 2020-10-06, 3. Exhibit B, Amendments to the Baldwin County Subdivision Regulations, 2020-10-06, 4. Certification to Judge of Probate, 2020-10-06, 5. Proof of Publication, 6. \*DR1 - Resolution 2021-006 SIGNED

Date	Ver.	Action By	Action	Result
10/6/2020	1	Baldwin County Commission Regular	Approved	Pass

**Meeting Type:** BCC Regular Meeting

**Meeting Date:** 10/6/2020

**Item Status:** New

**From:** Vince Jackson, Development Review Planner

**Submitted by:** Vince Jackson, Development Review Planner

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### ITEM TITLE

Amendments to the Text of the Baldwin County Subdivision Regulations

### STAFF RECOMMENDATION

Adopt Resolution #2021-006 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 immediately upon adoption on October 6, 2020; 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:** August 6, 2019

**Background:** The Baldwin County Commission has previously approved and 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 August 6, 2019, Regular Meeting pursuant to the adoption of Resolution #2019-127.

Highway Department staff has recently prepared a series of amendments to the text of the Baldwin County Subdivision Regulations. This agenda item is to consider these amendments and hold a public hearing, giving the public an opportunity to speak on the proposed changes. The primary purpose of the amendments is to establish standards and requirements for large lot subdivisions. Other items, throughout the regulations, are also addressed including sections pertaining to Jurisdictional Wetlands, Access to Adjacent Roads and Common Driveways.

The amendment procedures and advertising requirements are found at Section 12.1 of the Subdivision Regulations. Advertising has taken place as follows:

Any proposed amendment of these Subdivision Regulations shall be subject to a public hearing. Notice of said public hearing shall be published once a week for three consecutive weeks in a newspaper of general circulation in Baldwin County, with the first notice being published not less than eighteen (18) days prior to the date of the public hearing. In addition, a notice shall be published at least five days prior to the date of the public hearing in the regular section of the newspaper which shall be in the form of at least one quarter page advertisement.

### **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:** 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:** N/A

## **FOLLOW UP IMPLEMENTATION**

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

**Individual(s) responsible for follow up:** Administrative Staff, Planning and Zoning Department

**Action required (list contact persons/addresses if documents are to be mailed or emailed):**

Administrative Staff will have documents signed and recorded. Planning and Zoning Department will update County website and publish revised copies of the Subdivision Regulations.

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