



Baldwin County Commission

Legislation Text

File #: 19-1770, **Version:** 1

Meeting Type: BCC Regular Meeting
Meeting Date: 8/6/2019
Item Status: New
From: Wayne Dyess, County Administrator
Submitted by: Anu Gary, Administration/Records Manager

ITEM TITLE

Request for Proposals for Master Plan/Comprehensive Plan for Baldwin County

STAFF RECOMMENDATION

Authorize the Purchasing Director to release a Request for Proposals (RFP) for a Master Plan/Comprehensive Plan for Baldwin County, Alabama.

BACKGROUND INFORMATION

Previous Commission action/date: The item was discussed at the July 23, 2019, BCC Work Session.

Background: The Baldwin County Commission received authority for planning and zoning activities through Act No. 91-719, in 1991, codified in the Code of Alabama as §45-26, Part 2. The ability to institute county planning and zoning in Alabama is rare and unique with Baldwin County being one of the few counties (out of 67 total counties) to have such authority. With the rapid development and a changing landscape in Baldwin County, properly planning for this growth is very important so we can sustain such growth while enhancing the livability and the quality of life of residents and visitors.

Pursuant to the planning and zoning authority for Baldwin County, a long-range plan for the County is required, "a master plan for the physical development of the unincorporated areas of Baldwin County. The master plan with the accompanying maps, plats, charts, and descriptive material shall show the planning commission's recommendations for the use and development of the unincorporated areas of Baldwin County". The Code of Alabama describes the use of the master plan when considering ordinances as "the ordinances or regulations shall be made in accordance with a master plan." The language "in accordance with a masterplan" is sometimes considered a consistency requirement. This requirement insures that "planning" is being considered when implementing zoning ordinances and not just "zoning" without long range considerations. This prevents ad hoc decisions with no relationship to the long-range vision of the County. This "consistency" leads to orderly community growth and more effective decision making by insuring long range plans are implemented.

In the Code of Alabama, case notes for §11-52-9, a distinction between "planning" and "zoning" is

made. The term “planning” refers to the systematic and orderly development of a community with regard for streets, parks, industrial and commercial undertaking, civic beauty, and other kindred matters properly within the police power. The term “zoning” refers to the regulation of the use of property, to structural and architectural designs of buildings and the character of use of property or the buildings within classified or designated districts.

The Master Plan (also referred to as Comprehensive Plan or Long-Range Plan) is a geographic framework for growth and development in the County. The Plan expresses a community's desires about the future development and image of the community. It provides the foundation and framework for making physical development and policy decisions in the future such as zoning, re-zoning and subdivision decisions.

It creates a framework, that if done properly, coordinates future development decisions in concert with future public infrastructure investment such as roads, water and sewer. It also provides a level consideration to natural environment issues such as wetlands and creeks. Staff suggests that the long-range development concept should have the following priorities:

1. Identify areas where growth is anticipated and encouraged.
2. Identify areas that, due to natural constraints such as wetlands, floodplains or limited infrastructure, development will be limited.
3. Work collaboratively with municipalities and towns to ensure that the County long range plan is consistent and enhances any long range plans they have within their municipal extra-territorial jurisdiction (ETJ).
4. Land use concept will identify strategies that will enhance municipalities and towns and unincorporated community centers such i.e. Lillian.
5. Encourage walkable nodal development strategical located in areas that can support.
6. Provide clear guidelines for the development community and the public so that development decisions and the associated process is fair, consistent, and predictable.
7. Create a healthy business climate for the county's respective cities, towns and rural communities, enhancing quality of life for residents, and sustaining quality growth for the future.
8. Through long range land use planning, enhance the County's image as an attractive place to invest, conduct businesses and raise a family.

Code of Alabama, §45-2-261.03

Code of Alabama, §45-2-261.04(a)

Code of Alabama, §11-52-9, Case notes 1.

FINANCIAL IMPACT

Total cost of recommendation: TBD

Budget line item(s) to be used: 52730.5150.001

If this is not a budgeted expenditure, does the recommendation create a need for funding?
Currently, \$150,000 is included in the FY20 budget for this item.

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: Wanda Gautney, Purchasing Director, to release RFP.

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

Additional instructions/notes: N/A