



Baldwin County Commission

Legislation Text

File #: 21-0147, **Version:** 1

Meeting Type: BCC Regular Meeting

Meeting Date: 11/3/2020

Item Status: Addendum

From: Vince Jackson, Development Review Planner

Submitted by: Vince Jackson, Development Review Planner

ITEM TITLE

Special Temporary Permit, Lot 15, The Beach Club PRD

STAFF RECOMMENDATION

Approve a Special Temporary Permit for construction worker housing at Lot 15 of The Beach Club. Said permit shall be good for six (6) months and shall expire on May 3, 2021.

BACKGROUND INFORMATION

Previous Commission action/date: N/A

Background: The *Baldwin County Zoning Ordinance* includes language pertaining to emergency uses which is found at Article 12 Section 12.2.4. The language is quoted as follows:

The County Commission shall have the right and the power to grant special temporary permits, for periods not to exceed six (6) months, for the location and use on any lot, in any zoning district, of a temporary building or use, subject to such terms, conditions or special limitations as the Commission may prescribe or impose. The Commission may renew or extend any such special temporary permit in six (6) month increments. It is the intent of this section to provide for flexibility of land use in community rebuilding, recovery and reorganization during periods immediately following disasters, including, but not limited to, floods, hurricanes, fires, or other disasters or such other emergency purposes as may be determined by the Commission.

Fort Morgan Paradise Venture, the owners of Lot 15 of The Beach Club PRD, have requested an emergency use permit which, if approved would allow for construction worker housing. The property in question is located in Planning (Zoning) District 25. According to the information provided, The Beach Club sustained significant damage during Hurricane Sally, and recovery and reconstruction efforts have been ongoing for the past five weeks. These efforts are projected to continue for at least six (6) months. The lack of temporary housing nearby has created significant logistical issues. A letter which details the reasons for the request, has been submitted on behalf of the owners and is attached to this agenda item.

The plans (see attached) call for the placement of approximately 32 housing trailers on 2.75 acres of the site. Water, sewer and power connections will be constructed. Initial approval would be for a period of 6 months. If additional time is needed, the Commission may renew or extend the special temporary permit. The membership of the Fort Morgan Zoning Advisory Committee has indicated their support for this request.

Approval of the special temporary permit will require the submission of Land Use Certificate application to the Planning and Zoning Department. No fee will be charged.

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? 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: Commission Administration Office

Action required (list contact persons/addresses if documents are to be mailed or emailed):
Send Notice of Action to the following:

Jay Dickson, AICP
Assistant Vice President
Volkert, Inc.
1680 West 2nd Street, Suite B
Gulf Shores, Alabama 36542

Additional instructions/notes: Planning and Zoning Department - Process and issue the required Land Use Certificate.