



# Baldwin County Commission

## Legislation Text

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**File #:** 21-0964, **Version:** 1

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**Meeting Type:** BCC Regular Meeting

**Meeting Date:** 6/15/2021

**Item Status:** New

**From:** Matthew Brown, Interim Planning Director

**Submitted by:** Matthew Brown, Interim Planning and Zoning Director

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### **ITEM TITLE**

Text Amendments to Baldwin County Zoning Ordinance - Incorporation of Site Plan Approvals for Certain Developments

### **STAFF RECOMMENDATION**

Authorize the Planning and Zoning staff to start the amendment process and begin advertising proposed text amendments to the Baldwin County Zoning Ordinance related to the Incorporation of Site Plan Approvals for Certain Developments.

### **BACKGROUND INFORMATION**

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

**Background:** Based on recent discussions, it may be beneficial to replace the Land Use Certificate, Conditional Use, and Special Exception processes in the Zoning Ordinance with a single site plan approval process. This would help simplify the options from the public's perspective.

This amendment would simultaneously consider requiring a public hearing and Planning Commission approval of site plans that meet the following criteria:

- All multiple unit developments;
- Non-residential projects involving a combined total building square footage of 5,000 square feet or more;
- Non-residential developments within 200 feet of property that is either zoned or used as residential;
- Non-residential developments where more than 30% of the lot (excluding the building) is impervious;
- All changes to existing structures, other than single family residences, that increase the gross floor area by thirty percent (30%) or more, or;
- All changes of use on non-residential properties.

It is envisioned that the additional Planning Commission Site Plan Approval would not create an extra step for the applicant, as it would replace the Land Use Certificate approval process. The public hearing at the Planning Commission meeting would provide the community with an opportunity to work with the developer to modify the site in a manner that meets the community's needs.

Nearly every article of the ordinance would have some change from this proposed amendment, however the primary articles affected would be Articles 3 through 8 and Article 18. A draft is being prepared and will be forthcoming from staff.

Staff respectfully requests authorization to begin advertising the proposed amendments.

With the current schedule and deadlines, the proposed amendments will be taken to the Planning Commission in July 2021, and will be brought to the County Commission for a public hearing sometime in August 2021. The full text of the amendments will be available prior to the Planning Commission meeting.

### **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?** No.

**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:** Planning and Zoning Staff

**Action required (list contact persons/addresses if documents are to be mailed or emailed):**  
Prepare and submit required advertisements as well as drafts of the proposed text amendments.

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