



Baldwin County Commission

Legislation Text

File #: 23-1213, **Version:** 1

Meeting Type: BCC Special Meeting

Meeting Date: 5/30/2023

Item Status: New

From: Matthew Brown, Planning Director

Submitted by: Matthew Brown, Planning Director

ITEM TITLE

Alterations to the Boundaries of Unzoned Planning (Zoning) District 11

STAFF RECOMMENDATION

Pursuant to Alabama Code §45-2-261.05, alter the boundaries of Unzoned Planning District 11 to include the three parcels identified by the following parcel ID numbers: 05-55-08-38-0-000-052.000; 05-55-08-38-0-000-052.007; 05-55-08-38-0-000-052.008

BACKGROUND INFORMATION

Background:

Alabama Code §45-2-261.05 empowers the Baldwin County Commission to alter the planning district boundaries as necessary to effect the provisions of this subpart. The three parcels represented by Parcel ID numbers 05-55-08-38-0-000-052.000, 05-55-08-38-0-000-052.007, and 05-55-08-38-0-000-052.008, are unzoned properties that are labeled Planning District 14 but are not contiguous to Planning District 14.

The only Planning District contiguous to the subject parcels is unzoned Planning District 11. Keeping these three parcels labeled as Planning District 14 leads to an absurd and unreasonable result because the balance of Planning District 14 is a distance of two miles away at the nearest point.

The Petitioners for zoning in Planning District 14 have provided their written support for the inclusion of the three subject parcels in unzoned Planning District 11.

Staff believes the labeling of these parcels as Planning District 14 versus Planning District 11 is the result of an oversight or scriveners' error and is due to be corrected.

Previous Commission action/date:

N/A

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: Yes.

Additional comments: N/A

ADVERTISING REQUIREMENTS

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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):
P&Z: Revise Planning District Map and Publish Online

Additional instructions/notes: N/A