



BALDWIN COUNTY COMMISSION

PLANNING AND ZONING DEPARTMENT

Main Office
22251 Palmer Street
Robertsdale, AL 36567
Phone: (251) 580-1655
Fax: (251) 580-1656

Foley Office
201 East Section Avenue
Foley AL 36535
Phone: (251) 972-8523
Fax: (251) 972-8520

Conditional Use Application

Submittal Checklist

- _____ **Baldwin County Conditional Use Application**
- _____ Application Fee (*see current fee schedule*)
- _____ Agent Authorization Form (*if person other than property owner is applying*)
- _____ Accurate site plan drawn to scale, including shape, size and floor area of building(s) to be erected; setbacks from property lines; any existing structures; existing and proposed parking; and egress/ingress to the site.
- _____ State and Federal Permits: Written evidence of applications for all required permits (*if applicable*) showing compliance with regulations of the Corps of Engineers, Alabama Department of Environmental Management, Alabama Coastal Area Management Program and Baldwin County Health Department shall accompany the application for conditional use approval. The conditional use may be conditioned upon the applicant's actual receipt of said permits.
- _____ Any other information deemed necessary to complete review

Office Use Only

Case No.: _____ Received By: _____ Date: _____
Application Fee: _____ Receipt No: _____ Date of Meeting: _____

***Baldwin County
Conditional Use Application
(Planning Approval)***

22251 Palmer Street
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Applicant

Are you the property owner? yes no
(If you are not the property owner you must submit Owner Authorization Form signed by the property owner)

Name: _____ Date: _____

Mailing Address: _____

City: _____ State: _____ Zip code: _____

Telephone: (____) ____ - ____ Fax: (____) ____ - ____ e-mail: _____

Site Information

Location of Property: _____

Parcel ID Number: 05-____ - ____ - ____ - ____ - ____ - ____ . ____

Legal Description: _____

Flood Zone: _____ Planning District: _____ Zoning: _____

The purpose of the Conditional Use Approval is to allow:

I, the undersigned applicant, understands that payment of these fees does not entitle me to approval of this Conditional Use and that no refund of these fees will be made. I have reviewed a copy of the applicable zoning regulations and understand that I must be present on the date of the meeting.

Signature of Applicant (Owner of Property or Official Representative of Owner) **Date**





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www.planning.co.baldwin.al.us

CONDITIONAL USE APPLICATION PROCESS SYNOPSIS

Application

All application materials, including parcel numbers, payment of fees, legal descriptions and completed Authorized Agent Forms when appropriate, must be submitted according to the approved application deadline schedule. Incomplete applications will not be processed and will not be scheduled for a public hearing. Irrespective of the outcome, fees will not be refunded once the application has been processed.

Staff Review

Each application for a Conditional Use is reviewed at a staff meeting with planning staff members and other relevant county staff to review and discuss the merits of each application. The Planning Director assigns each conditional use case to a staff member. This staff member performs the evaluation of the site and surrounding properties as well as consults all relevant materials including the Baldwin County Zoning Ordinance, Section 18.11.4 and the Baldwin County Master Plan. The evaluation process for the property that is the subject of the Conditional Use includes a physical inspection of the property by Baldwin County Planning Department Staff. Each Conditional Use Case will contain a staff report and a recommendation from the planning staff. The staff member assigned to the case is the point of contact for the application and will prepare the report. Staff reports are mailed to the applicant prior to the public hearing and are also available for public inspection.

Standards for Approval

Section 18.11.4 of the Baldwin County Zoning Ordinance: A conditional use may be approved by the Planning Commission only upon determination that the application and evidence presented clearly indicate that all of the standards listed below have been met. Staff will also review the application for consistency with these standards:

- (a) The proposed use shall be in harmony with the general purpose, goals, objectives and standards of the Baldwin County Master Plan, these

ordinances, or any other official plan, program, map or ordinance of Baldwin County.

- (b) The proposed use shall be consistent with the community welfare and not detract from the public's convenience at the specific location.
- (c) The proposed use shall not unduly decrease the value of neighboring property.
- (d) The use shall be compatible with the surrounding area and not impose an excessive burden or have substantial negative impact on surrounding or adjacent uses or on community facilities or services.

Public Notification

In accordance with Alabama law, a sign with the conditional use information must be posted on the property for which a conditional use is requested. A notice is also sent to all adjacent property owners.

Public Hearing

A public hearing on the Conditional Use application will be held by the Baldwin County Planning Commission in accordance with their approved meeting schedule. The Planning Commission receives an agenda with staff reports and supporting materials approximately 1 week prior to the meeting date. The assigned staff member will present the pertinent details of the case as well as the staff recommendation. During the public hearing the applicant is allowed to address the Planning Commission. In addition, those for or against the application will also be allowed to address the Planning Commission. Please note: Prior to the hearing, each person desiring to address the Planning Commission must complete a Speaker Sign Up form. Staff members will be present at the meeting to provide the proper form for you to complete in order to speak. Any written correspondence received in a timely manner will be presented to the Planning Commission. At the conclusion of the Planning Commission hearing a decision will be rendered.

Acknowledgement

I acknowledge that I have read the information contained herein. I understand that this synopsis is not an exhaustive list of requirements and I have had ample opportunity to inquire and become familiar with the requirements of the entire *Baldwin County Zoning Ordinance*.

Signature of applicant or authorized agent

Date

CONSENT FOR INSPECTION

I, _____, the owner or authorized agent for
the owner of the premises located at _____
_____.

do hereby consent to the inspection of said premises and the posting of a public notice
sign by an employee of the Baldwin County Planning Department, Baldwin County,
Alabama, in conjunction with application _____, without further notice.

I understand that the public notice signs are the property of the Baldwin County
Commission and are only to be removed by an employee of the Baldwin County
Commission.

Dated this _____ day of _____, 20____.

Signature of Owner or Authorized Agent

Telephone Number