

HORIZON 2025
THE BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025
CHAPTER 11: IMPLEMENTATION PROGRAM
GOALS, OBJECTIVES AND POLICIES
OCTOBER, 2008

CHAPTER INTRODUCTION

The Implementation Program addresses the ways and means in which to implement the goals, objectives and policies found in the Comprehensive Plan. The program contains a “to do” list of administrative actions necessary to accomplish the desired outcome of planning efforts in Baldwin County.

GOALS, OBJECTIVES AND POLICIES

GOAL: To provide for the timely and efficient provision of public facilities through the use of sound fiscal policies.

Objective 1: The County shall continue to maintain sound financial management and build the fiscal strength to support needed services.

Policy 1.1: The County shall maintain financial and compliance audits with no findings.

Objective 2: Enforce, update and maintain the Baldwin County Comprehensive Plan.

Policy 2.1: The County shall update and consider amendments to the Baldwin County Comprehensive Plan every four (4) years, beginning in 2012.

Policy 2.2: After two (2) years of implementation, an analysis of the consistency of County action versus Plan policies shall be undertaken.

Objective 3: Meet the needs of Baldwin County for the construction of capital facilities necessary to meet existing deficiencies, to accommodate desired future growth, and to replace obsolete or worn-out facilities.

Policy 3.1: By 2011, the County will have adequate resources to maintain all County facilities in an efficient and effective manner.

Policy 3.2: Ensure Baldwin County Commission receives revenue forecasting from the Budget Office on a five- year basis so that government remains efficient and fiscally responsible.

Objective 4: Limit public expenditures that subsidize development in high hazard coastal areas.

Policy 4.1: By 2016, ensure 80% of mobile home/ RV communities and multi-family dwellings in excess of 25 units have access to a tornado/ hurricane shelter within new developments.

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Objective 5: Ensure that future development bears a proportionate cost of facility improvements necessitated by the development in order to adequately maintain current or future adopted level of service standards.

Policy 5.1: By 2012, develop an infrastructure assessment system that establishes a level of service (LOS) standards for essential public services (i.e. schools, police, fire, parks, utilities, roads, healthcare facilities and other infrastructure).

Policy 5.2: The County shall implement a County-wide impact fee system and schedule that requires new development to bear a proportionate cost of related facility improvements. Collection of fees shall start in 2009.

Objective 6: Seek alternative revenue sources in order to maintain sound financial management and build the fiscal strength to support needed services.

Policy 6.1: Increase the total value of grants by 50% (less hurricane related grants) by the year 2010.

Policy 6.2: Seek alternative revenue sources (independent of County resources) for highway infrastructure and public safety facilities and services.

Policy 6.3: By 2014, 25% of public safety revenues shall be obtained through an additional independent revenue source.

Policy 6.4: Develop an annual revenue source to support: County highway infrastructure so that 10% of paved roads are resurfaced each year by 2008; additional 20 miles of County maintained dirt road paved construction; 3 bridge replacements per year; 2 miles of new road construction per year; and 1,500 miles of roadway maintenance according Maintenance Management Plan.

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Objective 7: Address the goals, objectives and policies of the Baldwin County Comprehensive Plan through administrative tasks identified in each planning element.

Policy 7.1: The following administrative tasks shall be accomplished during the planning period:

Future Land Use Element
Review current land development regulations (zoning code, subdivision regulations, sign ordinance, building codes, etc.) and revise as necessary to ensure consistency with the future land use districts; to establish appropriate buffers adjacent to environmentally sensitive areas and resource extraction activities; to incorporate changes to construction standards conducive to quality residential development; to require public safety signage; to prohibit unlawful or hazardous conditions; and to ensure compatibility with municipal plans
Train staff on planning district petitions and zoning district election process
Establish and implement a Rural Land Stewardship (RLS) and Transfer of Development Rights (TDR) programs
Complete an assessment of volunteer fire districts/ search and rescue squads to ensure adequate coverage; assessment shall identify and map fire station locations
Develop Community Heritage District criteria, define planning issues, and propose and support legislation
Obtain federal VA designation for the newly purchased National Cemetery annex site
Complete a hurricane evacuation plan, including emergency shelter space
Review the Major Roadway Plan to ensure consistency with the comprehensive plan
Develop and maintain a GIS database of all land use features
Housing Element
Conduct survey of housing conditions to determine number and location of substandard units; update inventory every 5 years
Review current housing codes and revise as necessary to ensure enforcement is adequate
Establish criteria for selecting recipients of rehabilitation funds; establish and implement a program to educate such recipients on home repair and maintenance
Review current land development regulations (zoning code, subdivision regulations, building codes, etc.) and revise or create as necessary to provide incentives for in-fill development; to identify/ eliminate unnecessary requirements which increase housing costs; to address the unique character of owner-occupied low income housing areas; to integrate group living and foster care facilities; and to establish locational criteria for public housing
Establish "Baldwin Housing Alliance" to educate and provide access to safe affordable housing; to monitor affordable housing projects; and to advise the County on procedures and regulations for affordable housing development
Establish relocation assistance policy to assist displaced persons pursuant to the Federal Relocation Act

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Housing Element (cont.)
Maintain an inventory of vacant/ underutilized public lands to determine which surplus lands can be made available to stimulate the development of affordable housing; donate such lands to community based organizations that provide affordable housing
Research and promote available funding sources and programs
Prepare and adopt a fair housing ordinance
Identify historically significant housing; prepare and adopt incentives to protect and preserve such housing
Conservation, Natural Resources and Open Space Element
Identify frequently flooding roadway sites and floodplain areas in need of corrective measures
Prepare and adopt a comprehensive stormwater plan
Establish a comprehensive watershed management program
Review current land development regulations (zoning code, subdivision regulations, building codes, etc.) and revise or create as necessary to: guide development in floodplains; require new development to meet 100-year flood events; establish riparian buffer zones along watersheds and buffers along all water bodies; protect and conserve wetlands; establish grading requirements; establish protection measures for groundwater near wellhead protection and designated high aquifer recharge areas; promote alternatives to open burning; require smart growth strategies; enforce recommendations from Alabama’s State Action Plan; promote renewable energy sources; restrict native shoreline vegetation removal; upgrade design standards and maintenance requirements for stormwater retention/ detention systems; and restrict the location of petroleum businesses
Establish enforcement mechanism and fines/ citations for illegal dumping
Establish a recycling program
Research options for land donation; conservation easements; and credits for wetland mitigation
Implement a wetland mitigation bank program
Execute memoranda of understanding agreements with state and municipalities to encourage alternatives to shoreline hardening practices
Research alternative methods for irrigation, such as the use of reclaimed water
Establish an Alternative Fuels Program to reduce the County’s dependency on fossil fuels
Identify and prioritize lakes and rivers that are in need of improvement.

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Coastal Management Element
Review current land development regulations (zoning code, subdivision regulations, building codes, etc.) and revise or create as necessary to: protect submerged lands in coastal zones; require public access to publicly owned land bordering the Gulf of Mexico; require the use of best management practices for upland and water-based activities; encourage use of non-structural alternatives to shoreline stabilization; and protect habitats of shellfish, finfish, economically valuable, threatened or endangered species
Parks and Recreation Element
Establish level of service (LOS) standard for parks and recreation sites
Prepare a Recreation Master Plan
Establish and implement a process to collect recreational impact fees
Review current land development regulations (zoning code, subdivision regulations, building codes, etc.) and revise or create as necessary to: require land dedication for new recreational sites; and ensure that residents have adequate access to public recreational sites and facilities
Community and Cultural Facilities Element
Develop an infrastructure assessment (concurrency standard) program/ system for essential public services
Prepare an assessment of volunteer fire districts/ search and rescue squads to ensure adequate coverage
Obtain and maintain NFPA 1600 Standard on Disaster/ Emergency Management and Business Continuity Accreditation (EMAP)
Historic Resources Element
Complete a historical inventory document on the heritage of Baldwin County
Community Design Element
Review current land development regulations (zoning code, subdivision regulations, building codes, etc.) and revise or create as necessary to: implement community design standards; and encourage mixed-use neighborhoods rather than isolated development;
Intergovernmental Coordination Element
Establish one or more Intergovernmental Committee(s) to coordinate local government services
Execute interlocal agreements between the County and municipalities setting forth provisions and conditions for annexation
Establish a Natural Resource Management system for certain bays, estuaries and harbors