



Government Networks Committee
August 26, 2022



Agenda

Meeting Objectives:

- a) Provide status of NFWF GEBF & RESTORE funding
- b) Review municipal challenges and lessons learned related to growth & development in Coastal AL

1. Welcome and Introductions

GNC Co-Chairs:

- Commissioner Billie Jo Underwood, Baldwin County
- Commissioner Merceria Ludgood, Mobile County

2. Review and Approval of Minutes

3. Old Business

- a) NFWF GEBF/RESTORE Update – Amy Hunter, ADCNR

4. New Business

- a) Planning for and Managing Growth in Coastal Alabama
 - i. Mike McMillan, City of Spanish Fort
 - ii. Mike Black/Brendan Schwandner, City of Saraland
 - iii. Shayla Beaco, City of Mobile
 - iv. Leslie Gahagan, City of Foley
 - v. Jeff Collier, Town of Dauphin Island
 - vi. Dan Bond, City of Gulf Shores

5. Adjourn



Welcome & Approval of Minutes

Billie Jo Underwood, Baldwin County Commission



ADCNR Update

Amy Hunter, ADCNR





LICENSES HUNTING FISHING BOATING PARKS WILDLIFE PROGRAMS RESEARCH ACTIVITIES LANDS CWD



Alabama Coastal Restoration Program

[Programs](#) > Alabama Coastal Restoration Program

www.outdooralabama.com/programs/alabama-coastal-restoration-program



Managing Growth in Coastal Alabama

- Mike McMillian, Mayor – City of Spanish Fort
- Brendan Schwandner, City Planner – City of Saraland
- Shayla Jones Beaco, Executive Director of Build Mobile – City of Mobile
- Leslie Gahagan, Environmental Director – City of Foley
- Jeff Collier, Mayor – Town of Dauphin Island
- Dan Bond, Environmental Coordinator – City of Gulf Shores

- **2021 Summary of Stormwater Regulatory Responses by Local Governments**

Regulatory Category	Baldwin		Mobile	
	Yes	No	Yes	No
Construction Phase BMPs regulations	14	1	8	4
Post Construction Phase SW Management regulations	14	1	11	1
Coastal Resource Protection regulations	8	7	4	8
LID regulations	7	8	5	7
Shoreline Protection regulations	4	11	0	12
MS4 Permit Coverage	4	11	6	6

- Quick Summary of Stormwater Regulation Changes

Category	2018	2021
Construction BMPs	23	23
Post Construction	22	25
Coastal Resource Protection	12	14
LID	8	13
Shoreline Protection	4	4
MS4 Coverage	10	10

City of Spanish Fort



- What are the main challenges your community faces related to managing growth and development?
 - Stormwater
 - Increases in Traffic
 - Aging infrastructure
 - Utilities
 - Schools
- Have you implemented any new ordinances/regulations to address these issues?
 - Clean Water Ordinance (2017)
 - Subdivision Regulations (Revised in 2016)
 - Zoning Ordinance – Frequently updated/amended as needed

City of Spanish Fort



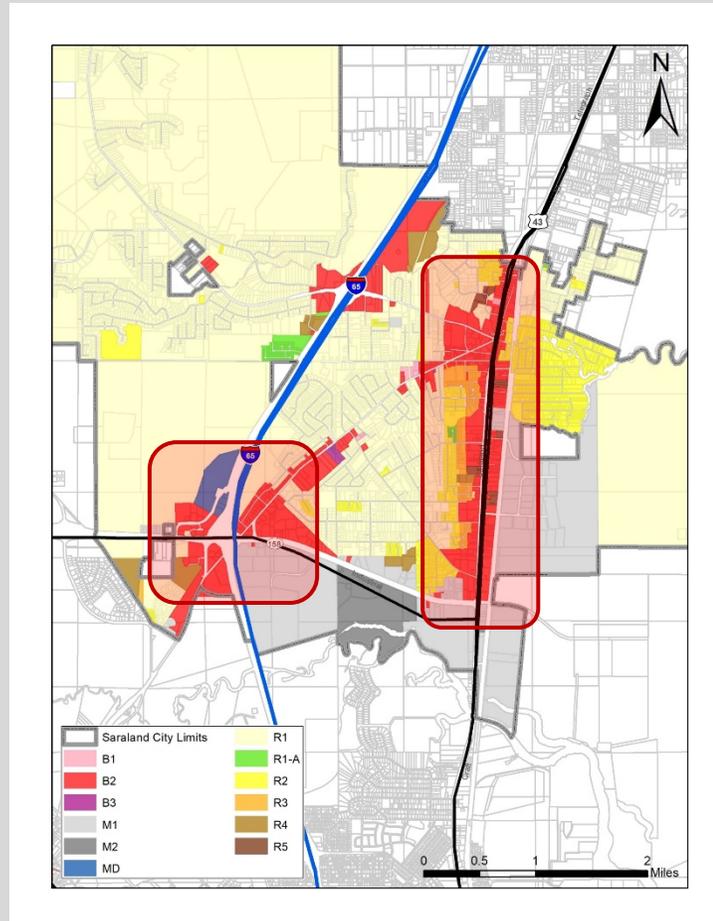
- What lessons have you learned that would be valuable to others facing the same issues?
 - Every situation is unique and comes with its own set of problems and opportunities.
 - It is important to identify and address these situations early.
- How can the MBNEP and the GNC best help you address these challenges in the future?

By continuing the work it is already doing. These regular meetings with the GNC help us immensely to understand what challenges other areas are facing and how to address them and apply them to our own city. The watershed management planning efforts the MBNEP is leading will continue to be of great importance and benefit to us as we work to plan for future growth in the area.



Managing Growth in Saraland

Major Economic Centers



- ▶ Hwy 43 from Industrial Pkwy to the Satsuma city limits
- ▶ Intersection of Industrial Pkwy and I-65

Saraland's History of Growth



- ▶ Established in 1957, resulting from the region's industrial boom in the mid-20th century and expansion of Mobile's suburbs northward
- ▶ Hwy 43 has historically been Saraland's main economic hub
- ▶ Industrial Pkwy was named so because industry was a major factor in Saraland's economy early on
- ▶ Residential growth and national trends have created a shift in demand
 - ▶ Demand for retail and office jobs has outpaced the demand for industry
 - ▶ The percentage of Saraland employees working manual labor jobs decreased from 57.2% in 1970 to 30.3% in 2017

Today



2013

2022

- ▶ Industrial Pkwy is growing rapidly
 - ▶ Unrecognizable compared to just 10 years ago
- ▶ Retail has now become the main use of land
- ▶ Traffic volume has increased substantially

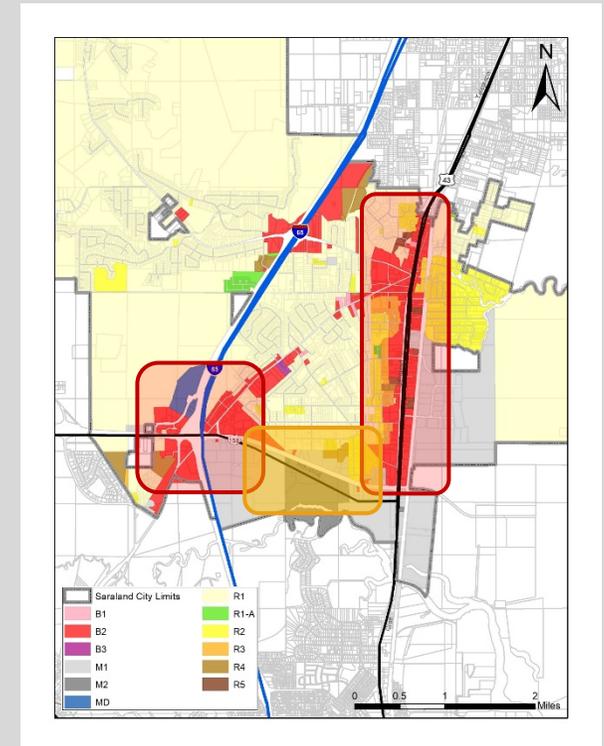
- ▶ Hwy 43 has experienced much slower growth recently
- ▶ Mixture of retail and light industrial use



Challenges



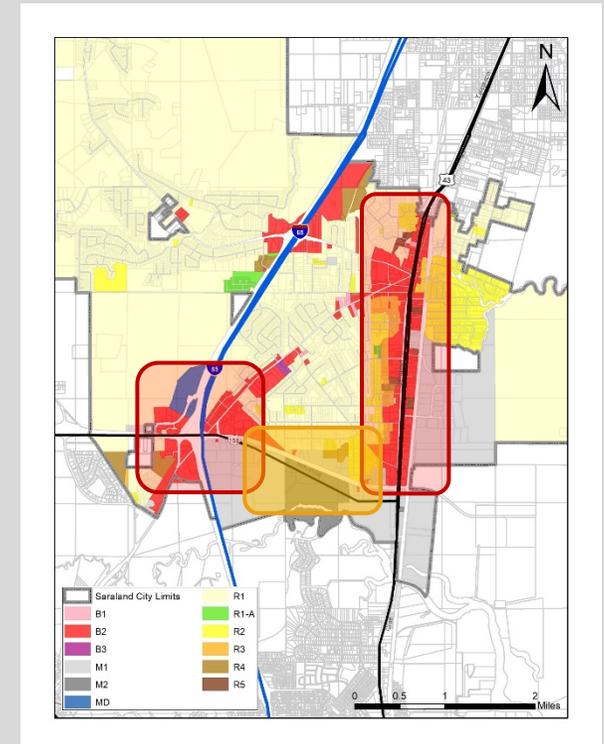
- ▶ Promoting positive development along Hwy 43
 - ▶ Development has steadied relative to previous decades
 - ▶ Current utilities and mix of use affect the curb appeal
- ▶ Sustaining positive development along Industrial Pkwy
 - ▶ Need for a mechanism to determine if a certain business should be located in a certain area
 - ▶ Roadway can become congested during peak traffic hours
- ▶ Sustain residential development throughout Saraland
 - ▶ The cost to develop a public subdivision has increased substantially



Response



- ▶ Grants to improve lighting and utilities along Hwy 43
 - ▶ Improvements to the curb appeal of the main throughfare
- ▶ The Saraland Table of Permitted Uses
 - ▶ Land use ordinance adjusted to allow the city more control of what can be developed
 - ▶ Vehicle service, sales & repair, machine sales & service, building materials & supply now require planning approval by the Saraland Planning Commission
- ▶ The widening of Industrial Pkwy
 - ▶ Alleviate traffic
 - ▶ Help to sustain commercial development
- ▶ New private subdivision regulations adopted to the Land Use and Development Ordinance earlier this year



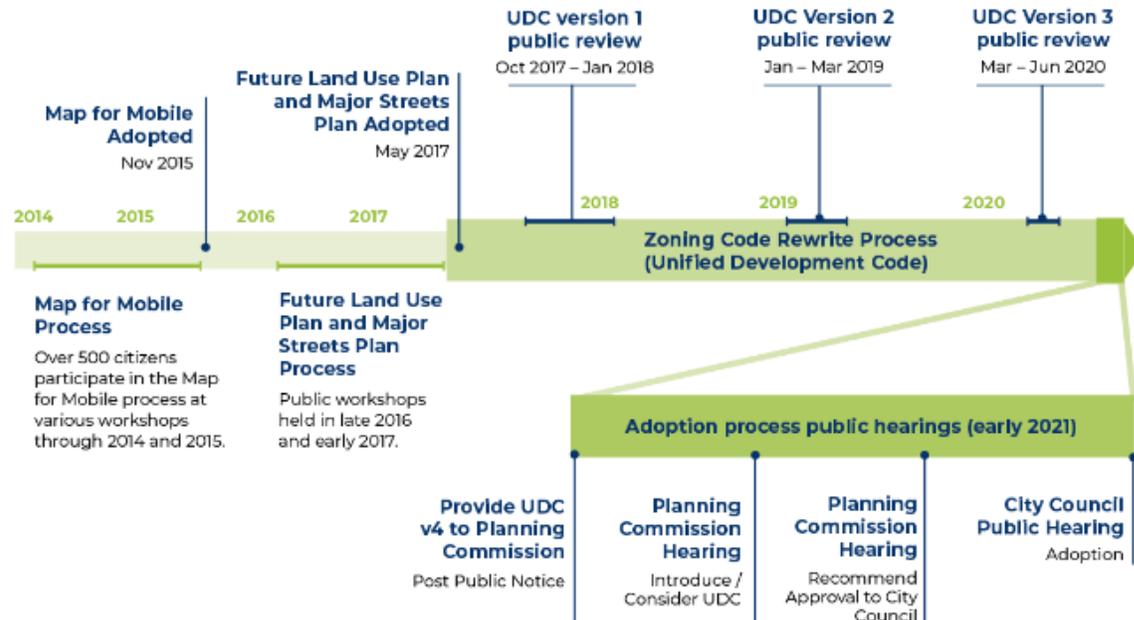
Unified Development Code

Shayla Jones Beaco
Executive Director

BUILD  MOBILE

MOBILE'S UDC IS TURNING VISION INTO ACTION.

The City adopted the UDC on July 12, 2022. The new zoning code will help implement the vision in Map for Mobile, addresses many issues important to you, and reflects modern planning and zoning best practices.



Creation of ‘Conservation Development’ option for R-1, Single-Family Residential developments

- **Conservation Developments** allow for the transfer of allocated residential density from sensitive land areas to adjacent upland areas.
- All sensitive land areas from which density has been transferred are prohibited from future development through restrictive covenants.

	District →	R-1 Urban	R-1 Suburban	R-1 Conservation
1	Lot area (<i>minimum</i>)	6,000 square feet	7,200 square feet	Not Applicable
2	Density (<i>maximum</i>)	1 dwelling / lot	1 dwelling / lot	6 dwelling units/ acre
3	Coverage (<i>maximum</i>)	50%	35%	75% per individual dwelling lot
4	Height (<i>maximum</i>)	35 feet	35 feet	35 feet
5	Building Size (<i>maximum</i>)	Not Applicable	Not Applicable	Not Applicable
6	Front Yard (<i>minimum</i>)	5 feet	25 feet	5 feet
7	Front Yard (<i>maximum</i>)	Not Applicable	Not Applicable	Not Applicable
8	Side Yard (<i>minimum</i>)	5 feet	5 feet	5 feet
9	Rear Yard (<i>minimum</i>)	5 feet	8 feet	5 feet
10	Landscaping percent (<i>minimum</i>)	Not Applicable	Not Applicable	Not Applicable
11	Common Open Space per dwelling unit	Not Applicable	Not Applicable	Sufficient to protect natural resource(s)
12	Common Civic Space (<i>minimum</i>)	Not Applicable	Not Applicable	Not Applicable

Creation of three new water-focused zoning districts:

- **Maritime Mixed** - mix of marine-oriented residential, commercial and recreational uses; such as marinas, restaurants and mixed density residential.
- **Maritime Light** - consist of maritime supporting commercial or light industrial uses, such as marine supplies or ship chandleries.
- **Maritime Heavy** - accommodate maritime, water-dependent uses including maritime industrial and port activities, with access to existing rail lines; examples include container facilities and ship building.

Sec. 64-2-18	Maritime Mixed (MM)	42
Sec. 64-2-19	Maritime Light (ML)	44
Sec. 64-2-20	Maritime Heavy (MH)	46
Sec. 64-2-21	Light Industry (I-1)	48
Sec. 64-2-22	Heavy Industry (I-2)	50



New provisions for Natural Resource Protection

- Encourages preservation of natural scenic features, such as streams, creeks, rivers, Mobile Bay, wetlands and undeveloped floodplains.
- Encourages protection of natural scenic features and resources.
- Utilizes measures to protect water quality within on-site or adjacent waterways.
- Creates **Riparian Buffer Zones**.

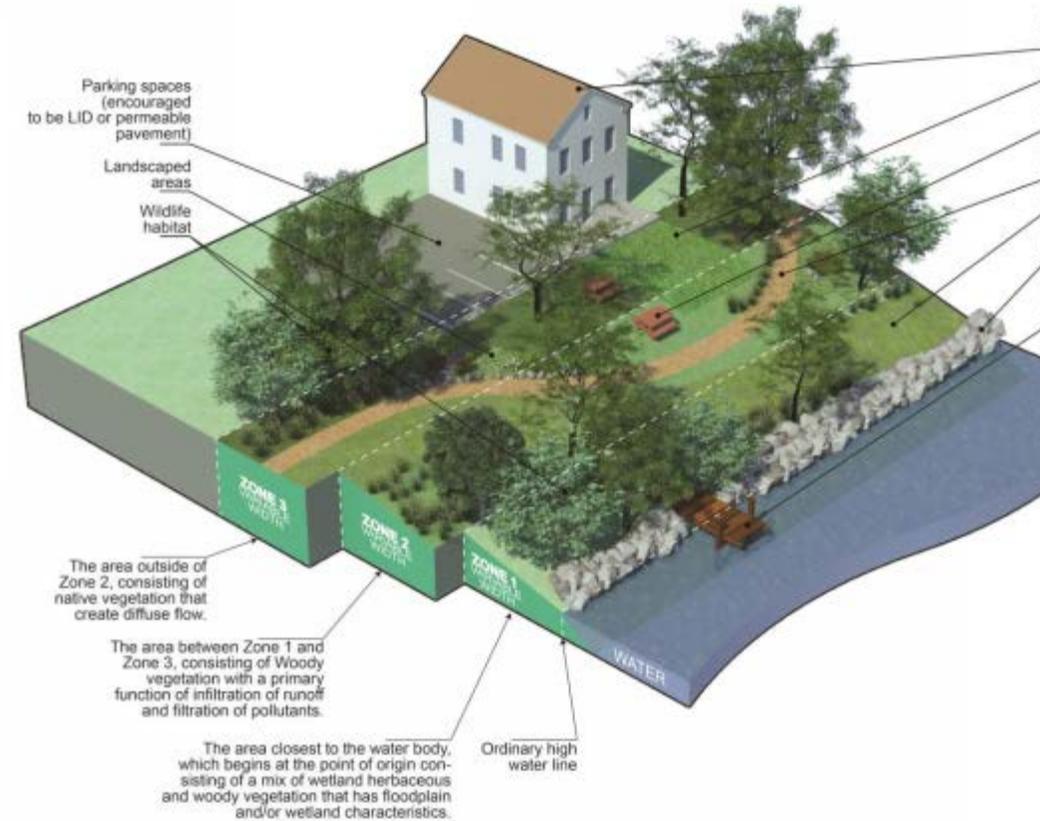
Sec. 64-3-10 Natural Resource Protection

- A.** Applicability. This Section applies to Applications for Development or redevelopment activities.
- C.** Riparian Buffer (RB)
 - 1.** Applicability
 - (a)** Findings: The City of Mobile finds that Riparian Buffers (RBs) benefit water quality because they:
 - (1)** Protect, restore and maintain the chemical, physical and biological integrity of creeks, Streams, and Water Bodies and their associated functions and resources;
 - (2)** Improve water quality by filtering pollutants, nutrients, sediment and other contaminants out of the water;

Specific provisions for Riparian Buffers

- Protect, restore and maintain the integrity of creeks, streams, and other water bodies.
- Improve water quality by filtering pollutants, nutrients, sediment and other contaminants.
- Reduce erosion and sedimentation.
- Maintain base flow of streams and creeks by aiding in groundwater recharge.
- Provide tree canopy to shade streams and promote desirable aquatic habitat.

Figure 64-3-10.1 Riparian Buffer



Riparian Buffer Zones (RBZ)

Zone 1 - The area closest to the water body, which begins at the Point of Origin consisting of a mix of wetland herbaceous and woody vegetation that has floodplain and/or wetland characteristics.

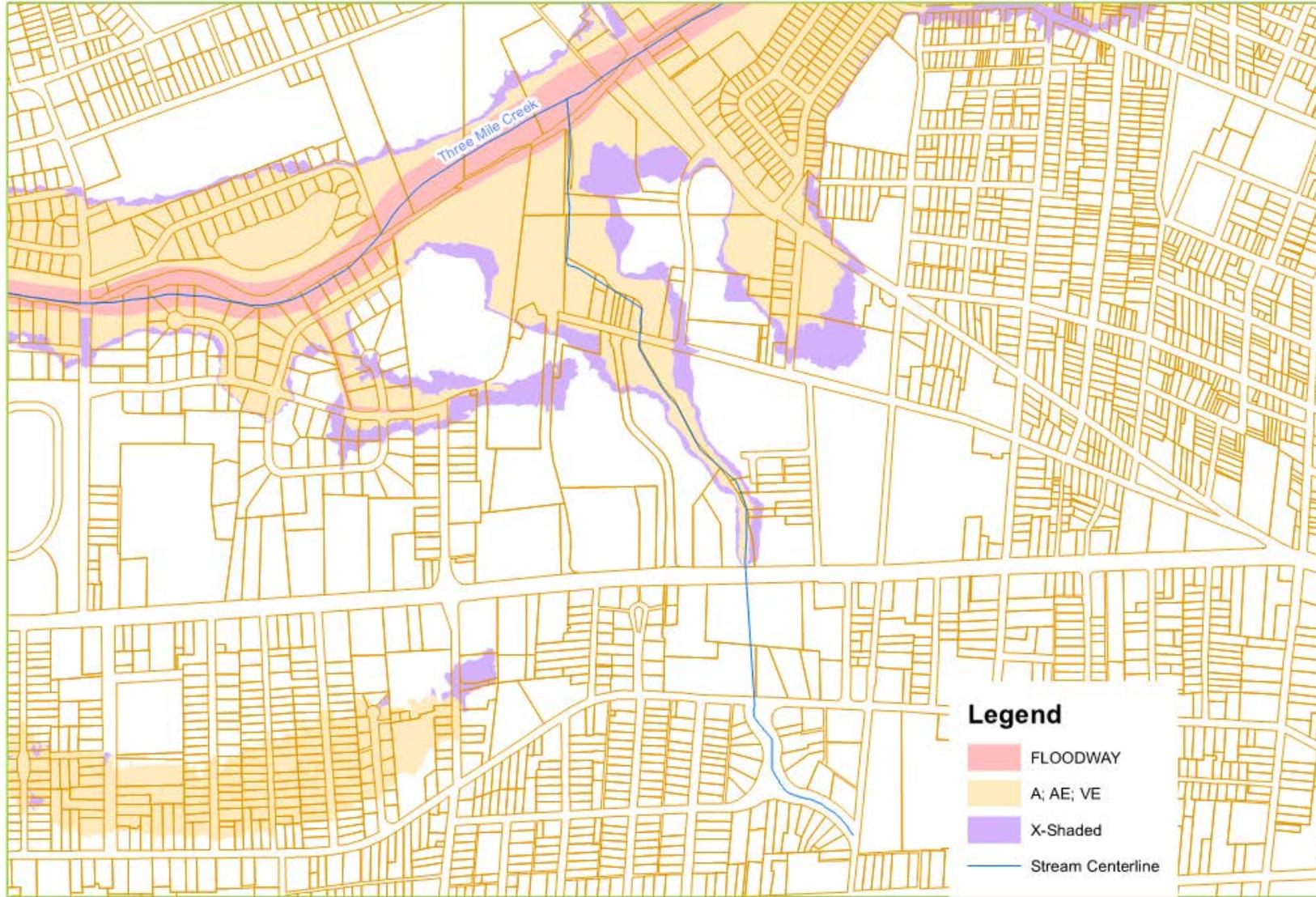
Zone 2 - The area between Zone 1 and Zone 3, typically composed of native vegetation; this zone also acts to slow and absorb contaminants that Zone 3 has missed.

Zone 3 - This zone is important as the first line of defense against contaminants. It serves primarily to slow water runoff and begin to absorb contaminants before they reach the other zones.

Table 64-3-10.1 Riparian Buffer Zones and Widths

	RB Zone and Width			
	Zone 1	Zone 2	Zone 3	Maximum Applicable Width*
Water Body Characteristics or Location	<i>The area closest to the water body, which begins at the Point of Origin consisting of a mix of wetland herbaceous and woody vegetation that has floodplain and/or wetland characteristics.</i>	<i>The area between Zone 1 and Zone 3, typically composed of native vegetation; this zone also acts to slow and absorb contaminants that Zone 3 has missed.</i>	<i>This zone is important as the first line of defense against contaminants. It serves primarily to slow water runoff and begin to absorb contaminants before they reach the other zones.</i>	<i>* Does not supersede requirements of the FEMA National Flood Insurance Program, or regulations administered by City Engineering.</i>
Within a FEMA Regulatory Floodway, as shown on the adopted Flood Insurance Rate Map (FIRM)	Variable width	Variable width	Variable width	105' width
Water body occurring within a designated Special Flood Hazard Area (V, A or AE)	Variable width	Variable width	Variable width	85' width
Tributary upstream of, but not within, a Special Flood Hazard Area	Variable width	Variable width	N.A.	50' width



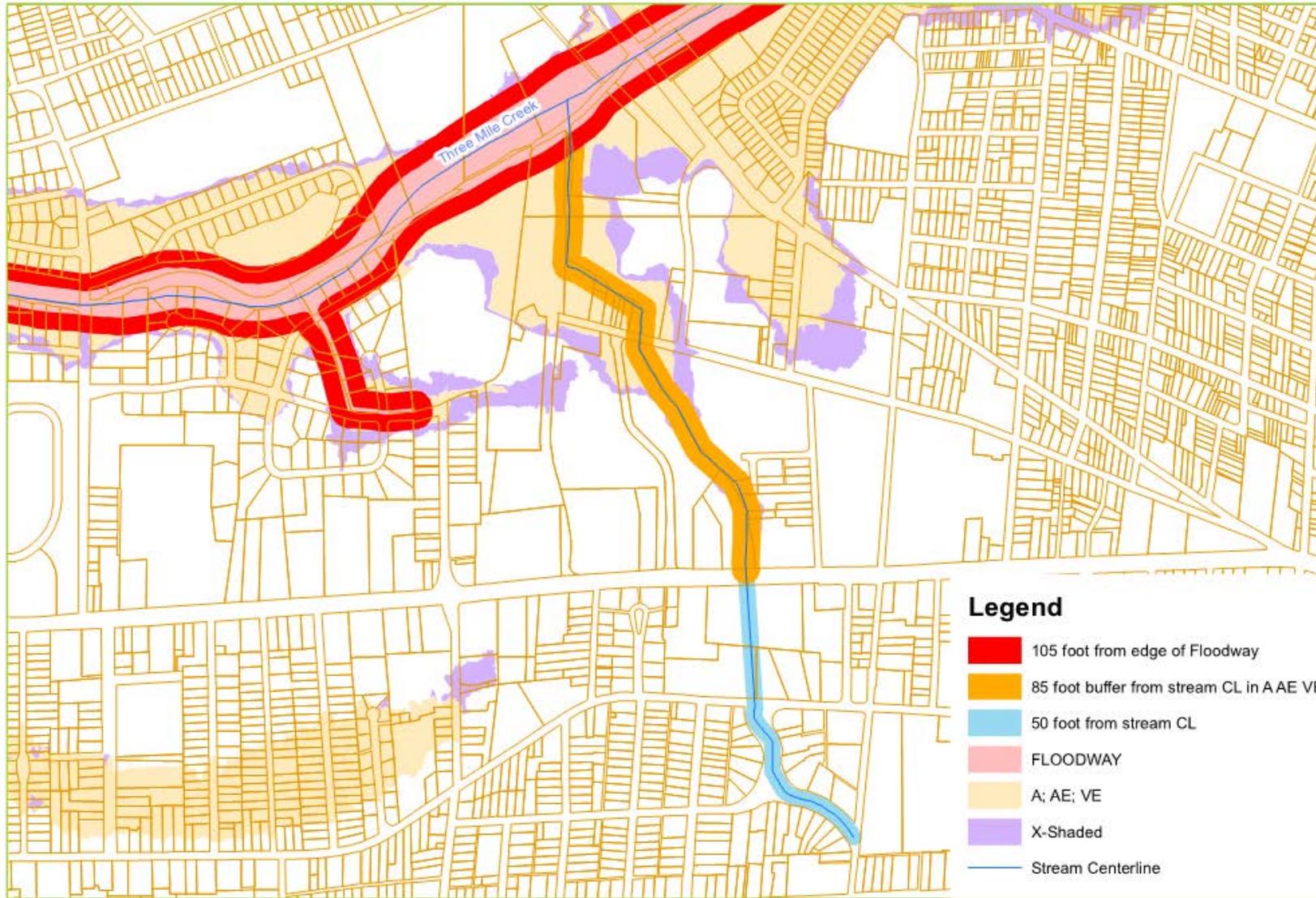


Legend

- FLOODWAY
- A; AE; VE
- X-Shaded
- Stream Centerline

Floodzones

Riparian Buffer Application



All Riparian Buffers and all Floodzones

Riparian Buffer Application

Mitigation of developments in the Riparian Buffer Zones

- Implementation of stormwater quality improvement measures or stormwater quantity reduction.
- Stream or wetland restoration measures.
- Buffer revegetation.
- Reduction of post-development run-off volume to less than the pre-development volume levels.
- Removal of existing impervious surfaces within the site.
- Green Infrastructure or low impact development practices.

7. Mitigation. Uses or development activities not otherwise permitted within a RB, which are deemed unavoidable because the impacts within the RB cannot be eliminated through revised Site design, clustering, Setbacks, structural alternatives or reliance on other land development practices; require a mitigation plan prepared by a Professional Engineer licensed in the State of Alabama and approved by the City Engineer and may be allowed by Special Exception.

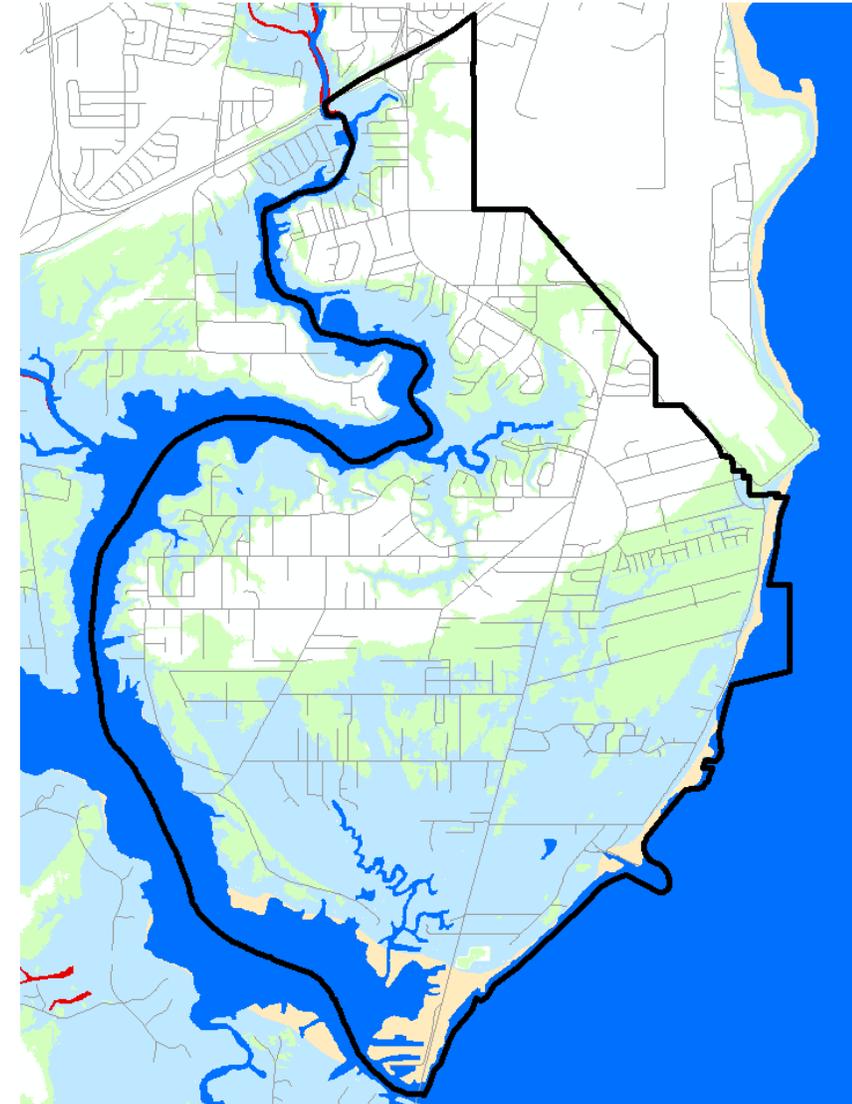


Low Impact Development

All new development in the Dauphin Island Parkway 'Peninsula Overlay' shall incorporate one or more of the following techniques to manage stormwater and protect the sensitive coastal environment:

- Bioretention.
- Water Quality Swale.
- Rain garden.
- Pervious Parking.

Sec. 64-12-1 Peninsula Overlay



Shayla Jones Beaco

Executive Director

Build Mobile

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<https://www.buildmobile.org/>



<https://mapformobile.org/>



- The unholy trifecta: traffic, drainage and property values
 - STORMWATER – topography, capacity & velocity
 - Water Quality – sediment
 - Resilience
- Foley Flood Response Plan
 - Identified Measures to Educate Public & Improvement Projects
- Foley passed the new Land Development Ordinance in spring 2022.
 - Greenspace Requirements
 - Nature Based Solutions – LID/GI – Infiltration of first 1.25” & First Flush Treatment
 - Post Construction Requirements & Escrow Account for Maintenance
 - Landscaping & Tree Preservation



- What lessons have you learned that would be valuable to others facing the same issues?
 - Maintenance of stormwater facilities is key to increasing stormwater holding capacity
 - Development of drainage studies for each watershed to not only provide projects for the future, but also for awareness of maintenance priorities
 - Stop work orders for construction issues (immediate response)
- How can the MBNEP and the GNC best help you address these challenges in the future?
 - Funding for watershed plans and updates
 - Watershed Planning Groups
 - Public Education for Issues



Sunset Capital of Alabama™

- What are the main challenges your community faces related to managing growth and development?
- Have you implemented any new ordinances/regulations to address these issues?
- What lessons have you learned that would be valuable to others facing the same issues?
- How can the MBNEP and the GNC best help you address these challenges in the future?



- Issues

- Growth/Development Pressures (fastest growing City in AL by %)
- Economy depends upon tourism (62% of annual revenue)
- Maintain & diversify the economy while protecting the natural environment

- Management Strategies

- Currently implementing 2014 Sustainability Plan
- Key priorities: Environmental Stewardship, Well-organized Infrastructure, Economic Diversification, Sustainability
- Zoning – Overlay districts, Specific Use Regulations, Conservation Subdivisions, Cottage Subdivisions, Conditional Use Permits
- Natural Resource Protection – Tree Protection Ordinance, Wetland Protection Regs, Clay Soils Ordinance, Flood Plain Ordinance
- Infrastructure



Vision 2025 for Sustainability

5 Critical Actions to Focus the
Growth of Gulf Shores

Adjourn

- Next Meeting – Friday, December 2nd

